6545 01/28 132.17- CHECK - 115-3-59 RC

UDEN, III, Edgar A.

VA Form 26-6440a - MAY 1968
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 817 Bresslyn Road, Nashville, Tennessee 37205
SEND TAX NOTICES TO: Edgar A. Uden, III	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney VA Regional Office, Nashville, TN 37203

SPECIAL WARRANTY DEED

THIS DEED, between the Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D. C. 20420, hereinafter called Grantor, and

EDGAR A. UDEN, III, a single person

BOOK 5839 PAGE 362

whose address is Nashville, Tennessee

, hereinafter called Grantee(s).

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee(s) and Grantee's heirs or successors and assigns, that certain property described as follows: Located in Nashville, County of Davidson, and State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 185 on the plan of Brook Meade, Section VI, of record in Book 2331, pages 3 and 4, Register's Office for said County.

SAID Lot No. 185 fronts 117.0 feet on the westerly margin of Bresslyn Road and extends back 474.5 feet on the northerly line and 688.7 feet on the southerly line to a dead line in the rear, measuring 243.2 feet thereon.

This conveyance is made subject to the following:

1. 1982 Metro Taxes.
2. Restrictions of record in Book 2333, page 629, said Register's Office.
3. The plan of record in Book 2331, pages 3 and 4, said Register's Office, which shows a 70 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility purposes along the rear line of said lot. Also a 3.0 X 15 foot utility anchor easement located on the southerly front corner of said lot.
4. A 20 foot easement for sanitary sewers and/or storm drainage across the westerly portion of said lot and a 10 foot temporary construction easement northeast of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 4467, page 122, said Register's Office.

BEING the same property conveyed to Grantor by deed from Collateral Investment Company, dated October 15, 1981, of record in Book 5815, Page 329, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it.

Grantor does further covenant and bind himself and his successors, to warrant and forever defend the title to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), against the lawful claims of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor, this 8th day of January, 1982, has caused this instrument to be signed in his name and on his behalf by the undersigned Loan Guaranty Officer, being thereunto duly appointed, qualified and acting pursuant to sections 212 and 1820 of Title 38, United States Code, and sections 36:4342 and 36:4520 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

*

ROBERT P. NIMMO

As Administrator of Veterans' Affairs.

Witness:

*By George S. Foster
GEORGE S. FOSTER

*

Loan Guaranty Officer.

*

VETERANS ADMINISTRATION REGIONAL OFFICE
NASHVILLE, TENN. Phone (615) 251-5243

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5839 PAGE 363

Before me personally appeared GEORGE S. FOSTER,

to me known to be the person who executed the foregoing instrument in behalf of ROBERT P. NIMMO

, as Administrator of Veterans' Affairs, who, being by me duly sworn, stated that he is a Loan Guaranty Officer of the Veterans Administration, an agency of the United States Government, and is duly authorized to execute this deed on behalf of said Administrator, and acknowledged that he voluntarily executed the same as the free act and deed of said Administrator.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 8th day of Jan. A. D. 19 82

My commission expires January 22, 1984

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*Sharon S. McWright

SHARON S. MCWRIGHT
Notary Public
(Official title)

*Print, typewrite, or stamp names of Administrator of Veterans' Affairs and Loan Guaranty Officer; also names of witnesses and officer taking acknowledgment immediately underneath such signatures.

Note.—If the entire consideration is paid, delete language from (1) to (1a).

STATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that they were received _____, 19__, at _____ o'clock __M., and entered in Note Book __, Page _____

_____

STATE OF TENNESSEE, DAVIDSON COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $50,964.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of January, 1982

Notary Public or Register

My commission expires 1-22-84

FELIX Z. DANDRIDGE REGISTER
DAVIDSON COUNTY, TENN.

JAN 8 4 18 PM '82

IDENTIF. REFERENCE

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560517

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
EDGAR A. UDEN, III, a single person

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record the _____ day of _____, A. D. 19__, at _____ o'clock __M. Noted in Note Book _____, page _____, and recorded in Book of Deeds _____, Vol. _____, page _____

Fee paid, $ _____
Witness my hand, _____, Register.

State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____, 19__, _____, Clerk.

When recorded mail to—

Eli. 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5839 PAGE 364

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50964.10- CO 132.60 CO TX .50 PRFEE 6.00 MOFEE CHECK 133.10- 6545A01/08/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 74744

IDENTIF. REFERENCE T

JAN 8 4 18 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 861316