COLOMBO, Donald J.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 74-12 71	PROPERTY ADDRESS 6029 Bonnalawn Drive, Hermitage, TN 37076
SEND TAX NOTICES TO: Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Ave., S., Nashville, TN 37203	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

FRANKLIN E. HARTSELL and wife, LINDA R. HARTSELL

whose address is Hermitage, Tennessee

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, 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 Hermitage, County of Davidson, and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 851 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, Page 62, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

This conveyance is made subject to the following:

1. 1982 Metro Taxes.
2. 10' Drainage and Utility Easements located along the Southeast and Southwest property lines as shown on survey by JOHN B. KOHL, Registered Land Surveyor, dated January 4, 1980.
3. Utility Shed encroaches onto 10' Drainage and Utility Easements located as shown on aforementioned survey.
4. Restrictive Covenants of record in Book 3399, Page 446, as amended by instrument of record in Book 3404, Page 165.

Being the same property conveyed to Grantor by deed from Federal National Mortgage Association, dated August 4, 1981, of record in Book 5782, Page 537, of the Register's Office for Davidson County, Tennessee.

[illegible] the holders of the indebtedness described herein or other Holders of the indebtedness in addition to and concurrent [illegible] may at any time require Grantors to pay to the [illegible] and hazard insurance, a sum equal to one-[illegible] and [illegible] shall hold in escrow without liability on the part of the Holder [illegible] of the indebtedness for interest thereon and to be used in [illegible] payment of said insurance when due and payable. If the [illegible] amount so held shall at any time be insufficient to pay said insurance premium when due and payable, the Grantors shall promptly deposit the entire amount of said deficit.

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 30th day of December, 19 81, 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.

*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)

Witness:

*

*

CHECK

3350

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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.

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IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 30th day of Dec., A. D. 1981

My commission expires January 22, 1984

* Sharon S. McWright

SHARON S. MCWRIGHT
Notary Public
(Official title)

SHARON S. MCWRIGHT NOTARY PUBLIC
OFFICERS HAVING SEAL MAY IMPRESS SEAL

*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 $ 48000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Franklin E. Hartsell
Affiant

Subscribed and sworn to before me this 16 day of Feb, 1982

Elizabeth A. Moss
Notary Public or Register

ELIZABETH A. MOSS NOTARY PUBLIC STATE OF TENNESSEE

ELIZABETH A. MOSS COMMISSION EXPIRES OCTOBER 7, 1983

MAIL ENV.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

FEB 19 8 51 AM '82

IDENTIF. REFERENCE

G 8 0 3 2 2

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS

TO
FRANKLIN E. HARTSELL and wife,
LINDA R. HARTSELL

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—

560517

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			48000.00-	CO
			124.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	131.30-
			3360AC2/19/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 80322

IDENTIF. REFERENCE

FEB 19 8 51 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 867850