TURNER, Acie M.

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

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO.<br>59-20 | PROPERTY ADDRESS<br>4550 Clarksville Pike, Nashville, Tennessee 37218 |
| SEND TAX NOTICES TO: Loan Guaranty Officer (264)<br>Veterans Administration Regional Office<br>110 9th Ave., South, Nashville, TN 37203 | THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney<br>VA Regional Office, Nashville, Tennessee 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

GEORGE N. BENSON and wife, LOIS E. BENSON

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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:

BEGINNING at a point in the easterly margin of Clarksville Highway, being the southwest corner of the Garfield Nicholson property of record in Deed Book 3642, page 455, and the northwest corner of this property; thence with Nicholson's common boundary South 72° 20' East 290 feet; thence North 12° 20' East 136 feet; thence South 56° 15' East 80 feet; thence South 72° East 84.5 feet; thence South 5° West 316 feet; thence North 72° 20' West 500 feet to the easterly margin of said highway; thence in a northerly direction, with the easterly margin of Clarksville Highway, 200 feet to the point of beginning.

This conveyance is made subject to the following:

1. 1982 Metro Nashville Taxes.
2. Restrictive covenants of record in Book 1129, page 543, in the Register's Office of Davidson County, Tennessee.
3. Easement to Tennessee Natural Gas Lines, Inc, of record in Book 1334, page 116, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Grantor by deed from National Mortgage Company, dated December 14, 1981, of record in Book 5848, page 230, 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 30th day of August, 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 KENNETH L. HARVEY

Loan Guaranty Officer.

Veterans Administration Regional Office
Nashville TN Phone (615) 251-5243
Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

MAIL ENV.

H 0 6 9 8 5

IDENTIF. REFERENCE

SEP 2 12 30 PM '82

FELIX ALLEN REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me personally appeared KENNETH L. HARVEY
ROBERT P. NIMMO,
to me known to be the person who executed the foregoing instrument in behalf of _____,
_____, 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 30th day of August 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).

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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 _____

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STATE OF TENNESSEE, Davidson COUNTY
I or we hereby swear or affirm that to the best of my knowledge, information and belief the actual consideration or value, whichever is greater, for this transaction is $ 68,700
Subscribed and sworn to before me this 31 day of Aug 82
Notary Public or Justice of the Peace
JOHN H. COMER
COMMISSION EXPIRES
FEB. 5, 1984

**Special Warranty Deed**

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
GEORGE N. BENSON and wife,
LOIS E. BENSON

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 _____ day of _____, 19__, _____, Clerk.

When recorded mail to—

580517

**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 |
|---|---|---|---|---|
| | | | 68700.00- CO | |
| | | | 178.62 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 195.12- | |
| 6986A09/02/82 | | | BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H 0 6 9 8 5

IDENTIF. REFERENCE

SEP 2 12 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 923224