COLE, Ollie F.

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

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. | PROPERTY ADDRESS<br>421 Cedarmont Drive, Nashville, Tennessee 37211 |
| 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:<br>Thomas M. Moore, Attorney<br>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

NORMAN EARL WELLSPRING and wife, DIANE WELLSPRING BOOK 5940 PAGE 328

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:

BEING Lot No. 60 on the plan of Monte Carlo Subdivision, Section 2A, a plat of which is of record in Book 4955, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 60 fronts 80.40 feet on the northwesterly side of Cedarmont Drive and extends back 127.03 feet on the southerly side between Lot No. 60 and Lot No. 61 and extending back 149.87 feet on the northerly side between Lot No. 60 and No 59, to a rear measurement of 110.32 feet which is on the boundary line of the subdivision.

This conveyance is made subject to the following:

1. 1982 Nashville Metro Taxes.
2. Restrictive covenants contained in instrument of record in Book 5202, page 261, said Register's Office.
3. The Plan of record in Book 4955, page 45, said Register's Office, shows a 30 foot minimum building setback line from Cedarmont Drive, a 10 foot drainage and utility easement along the rear line(s) of said lot, a 2.5 x 25 foot utility anchor easement along the northeasterly front of said lot.

BEING the same property conveyed to Grantor by deed from Arvida Mortgage Company dated November 20, 1981, of record in Book 5829, Page 760, 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 21st day of September, 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)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared KENNETH L. HARVEY,

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 21st day of Sept. A. D. 19 82

My commission expires 6/23/84

RONALD H. DOOLEY
Notary Public
(Official title)

OFFICERS HAVING SEAL MUST 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 ___

H 0 9 5 7 3

STATE OF TENNESSEE, Davidson County
I or we have examined the records in this office and find no conveyance for this property in the name of the grantor(s) listed hereon
In my opinion the property described herein has a fair cash value of $56,600.00 and the consideration recited is correct to the best of my knowledge and belief
Grantee or Agent

Subscribed and sworn to before me this 22 day of Sept, 1982
Notary Public or Register

IDENTIF. REFERENCE

SEP 22 12 21 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

**Special Warranty Deed**

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
NORMAN EARL WELLSPRING and wife,
DIANE WELLSPRING

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 ___, page ___, vol. ___, page ___

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

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

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

When recorded mail to—

860517

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5940 PAGE 330

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

56600.00- CO
147.16 CO TX
.50 PRFEE
6.00 WDEED
CHECK 153.66-
0263A09/22/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 9 5 7 3

IDENTIF. T REFERENCE

SEP 22 12 21 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 901092