OFFICIAL RECEIPT

MASSEY, George T.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 162-6-146 SDU-t4090	PROPERTY ADDRESS 201 Joann Court, Nashville, Tennessee 37211	
SEND TAX NOTICES TO: Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Ave., South, Nashville, TN 37203		THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney 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

ROBERTO F. LUND, JR and wife, MARTHA J. LUND

BOOK 5946 PAGE 311

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. 86 on the plan of Section Two, Fair Oaks, of record in Book 4460, pages 52 and 53, Register's Office for said County.

SAID Lot No. 86, which is a corner lot, fronts 75.00 feet on the southerly margin of Joann Court and fronts 86.00 feet on the easterly margin of Tusculum Court, said frontages being joined by a curve having a length of 36.82 feet, and extends back 129.80 feet on the easterly line and 123.12 feet on the southerly line to a point of intersection.

This conveyance is made subject to the following:

1. 1983 Metro Nashville Taxes.
2. Restrictions of record in Book 4556, page 718, said Register's Office.
3. The plan of record in Book 4460, pages 52 and 53, said Register's Office which shows 30 and 15 minimum building setback lines from JoAnn Court and Tusculum Court, respectively, and a 10 foot easement for public utility and drainage purposes along the southerly line of said lot, and a 3 x 15 foot utility anchor easement located on the most westerly corner of said lot, and an easement for overhang purposes located across the northerly portion of said lot
4. The survey by John B. Kohl, III, dated February 26, 1980, discloses that gravel drive serving the premises encroaches onto the public utility and drainage easement along the southwesterly line of said lot.

BEING the same property conveyed to Grantor by deed from Third National Bank, dated December 5, 1980, of record in Book 5689, Page 544, 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 September, 19 82, 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
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)

OFFICIAL RECEIPT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5946 PAGE 312

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.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 30th day of Sept A. D. 19 82

My commission expires October 20, 1985

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Billy Bushulen
BILLY BUSHULEN
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 _____

Notary Public or Register

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN
Oct 5 3 01 PM '82

MAIL CARD

IDENTIF. REFERENCE

H I T 5 2 5

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
ROBERTO F. LUND, JR., and wife,
MARTHA J. LUND

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record the _____ day of _____, A. D. 19 _____, _____ o'clock ___ M. Noted in Note Book ___, page _____, and recorded in Book of Deeds _____, page _____

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

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

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

When recorded mail to—

560517

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

RECEIVED OF _____

FOR _____

BOOK 5946 PAGE 313

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 - THRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46500.00- CO	
			126.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 132.60-	
			2656A10/05/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H. I. U. 5. 2 5.

IDENTIF. REFERENCE

OCT 5 3 02 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 903394