HACKER, Charles E.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 95-10-6	PROPERTY ADDRESS 124 Quin Circle, Nashville, Tennessee 37214
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, 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

ROBERT D. WARD and wife, BONNIE S. WARD

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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:

Being Lot No. 32 on the Map of W. E. Quin, Jr.'s Subdivision, as of record in Book 1424, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 100 feet on the southeasterly side of Quin Circle and runs back between lines, 742 feet on the north line and 781 feet, more or less, on the south line, to the center line of Mill Creek, as shown on said Plan, on which it measures 106.5 feet.

BEING the same property conveyed to Grantor by deed from Third National Mortgage Company, dated June 2, 1981, of record in Book 5759, Page 410, of the Register's Office for Davidson County, Tennessee.

The holders of the indebtedness described herein shall have option at any time to require Grantors to pay to the Holders of the indebtedness in addition to and concurrent to the monthly installment of principal and interest and escrow for taxes and hazard insurance, a sum equal to one-twelfth of the annual floor insurance premium in the event the Holder of the indebtedness requires flood insurance and same is available under the National Flood Insurance Act of 1968 or subsequent similar legislature; said sum to be held in escrow without liability on the part of the Holder of the indebtedness for interest thereon and to be used in payment of said insurance when due and payable. If the 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.

This conveyance is made subject to the following:

1. 1982 Davidson County Taxes.
2. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by C. L. Allen and wife, across premises as set out in instrument of record in Book 4337, page 812, Register's Office for Davidson County, Tennessee.
3. Perpetual easement and right to flood premises as a result of the operation and maintenance of the Cheatham Lock and Dam Project on the Cumberland River, granted the United States of America by deed of Flowage easement from H. M. Goforth and wife, of record in Book 2243, page 121, Register's Office for Davidson County, Tennessee.
4. The plan of record in Book 1424, page 111, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 50-foot minimum building setback line from Quin Circle and an easement for public utilities, along the bank of Mill Creek in the rear of lot.

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 29th 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

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2658

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.

10/15/82 - CHEC

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 29th day of Sept. A. D. 1982

My commission expires October 20, 1985

* Billy Bushulen

BILLY BUSHULEN
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 _____

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 $ 54,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

R. R. Ward
Affiant

Subscribed and sworn to before me this 4th day of Sept. 19 82

James H. Graves
Notary Public or Register

JAMES H. GRAVES
NOTARY PUBLIC
STATE AT LARGE
TENNESSEE

MY COMMISSION EXPIRES FEB. 5, 1984

MAIL ENV

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Oct 5 3 04 PM '82

IDENTIF. REFERENCE

H I E 5.27

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
ROBERT D. WARD and wife,
BONNIE S. WARD

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—

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
			54200.00- CO	
			140.92 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 147.42-	
2656A	10/05/82	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I 1 5.27

IDENTIF. REFERENCE

OCT 5 3 04 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 903396