RUSSO, Phillip W.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS
Map 52-5 Parcel 140	502 Yale Avenue, Madison, Tennessee 37115
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

GARY L. REESE and wife, CATHRYN A. REESE

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whose address is Madison, 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 Madison, County of Davidson, and State of Tennessee, to wit:

Being Lot No. 33 of Block "K" on the revised plan of Block K, Power & Roth Subdivision of Madison Park, of record in Book 974, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 of Block "K" fronts 50 feet on the south side of Yale Avenue and runs back between parallel lines 110 feet to a dead line.

This conveyance is made subject to the following:

1. 1983 Metro Davidson County Taxes.
2. Restrictive Covenants recorded in Book 1174, Page 675, Register's Office for Davidson County, Tennessee.
3. Encroachment upon insured premises by the gravel drive appurtenant to property adjoining on the west as shown by plat of Southern Land & Associates, Inc. dated 12/1/79 to the extend of approximately 17' +/-.

BEING the same property conveyed to Grantor by deed from First Tennessee Bank N.A. Memphis, dated November 17, 1981, of record in Book 5825, Page 12, 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 es crow for taxes and hazard insurance, a sum equivalent to one twelfth of the annual flood insurance premium in the event the Holder of the indebtedness requires flood insurance and such insurance is required by the Act of 1968 as amended by subsequent similar Acts, and to other 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 premiums. In the event 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.

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 25th day of October, 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
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

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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 25th day of Oct. A. D. 19 82

My commission expires October 20, 1985

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Billy Bushulen
BILLY BUSHULEN
Notary Public
(Official title)

RUSH

OCT 25 3 03 PM '82
FELIX E. TILLOTSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

H 1 7 0 6 3

*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 _____

_____ COUNTY

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, 19__

_____
Notary Public or Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 39,300

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 1982.

B. Edwards
Deputy Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
GARY L. REESE and wife, CATHRYN A.

REESE

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 _____ BOOK 5954 PAGE 413

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
			29300.00- CO	
			76.48- CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 82.69-	
			58/2A10/25/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 14060

IDENTIF. REFERENCE

OCT 25 3 03 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 906480