...AL RECEIPT

JONES, Bobby R.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 1D 52075 43-12-42	PROPERTY ADDRESS 126 Eagan Circle, Madison, Tennessee 37115
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

CHARLES E. MANN and wife, WANDA J. MANN

whose address is Madison, Tennessee

BOOK 6002 PAGE 883

, 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:

Land in Davidson County, Tennessee, being Lot No. 17 of Block "A" on the revised plan of Hyatt-Eagan Subdivision of Lot No. 8 and part of Lot No. 9 of Anderson Estates, of record in Book 1424, page 107, Register's Office for said County.

Said Lot No. 17 fronts 55 feet on the easterly side of Eagan Circle and extends back 107 feet on the northerly line and 117.2 feet on the southerly line, to a dead line in the rear, on which it measures 54.36 feet.

This conveyance is made subject to the following:

1. 1983 Metro Davidson County Taxes.
2. Restrictive covenants recorded in Book 1181, page 347, R.O.D.C., TN.
3. The Plan of record indicates a 30-foot minimum building setback line from Eagan Circle.
4. 10-foot easement for public utility and drainage purposes along the rear line of lot.
5. Garage located on insured premises encroaches onto the 10-foot utility easement.

BEING the same property conveyed to Grantor by deed from Collateral Investment Company, dated May 29, 1981, of record in Book 5760, page 503, 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 3rd day of February, 19 83, 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.

* HARRY N. WALTERS

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

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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 HARRY N. WALTERS

_____, 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 3rd day of Feb. A. D. 19 83

My commission expires October 20, 1985

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Billy Bushlen

BILLY BUSHLEN
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).

FELIX Z. HAYNES, REGISTER
DAVIDSON COUNTY, TN
FEB 4 3 44 PM '83

IDENTIF. REFERENCE

H 29721

MAIL END.

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
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 24,376.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4th DAY OF February 1983.
Deputy Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
CHARLES E. MANN and wife,
WANDA J. MANN

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 _____ BOOK 6002 PAGE 885

FOR _____

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
			34350.00- CO	
			69.18 CO TX	
			.50 PRFEE	
			6.00 RDEED	
			CHECK	35.68-
5846A02/04/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.21
H 2.9

IDENTIFICATION REFERENCE

FEB 4 3 45 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 927766