BLAIR, Floyd E.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 162-6-87 Jo	PROPERTY ADDRESS 205 Sterry 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, 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

SAMUEL JOSEPH FERGUSON and wife, REBECCA C. FERGUSON

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whose address is

Nashville, Tennessee 37211

, 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. 197 on the Plan of Fair Oaks Subdivision, Section One, as of record in Book 4175, pages 42 and 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:

1. 1983 Metro Davidson County Taxes.
2. Restrictions of record in Book 4289, Page 198, in said Register's Office.
3. Restrictions of record in Book 4475, Page 863, in said Register's Office.
4. The Plan of record in Book 4175, page 42 and 43, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Sterry Court, and a 10 foot easement for public utility and drainage purposes along the raer line of said lot.
5. 2.5 X 25 foot anchor easement located on the northeasterly front corner of said lot, and a 5 foot drainage easement running along the northerly line of said lot.

BEING the same property conveyed to Grantor by deed from Kentucky Mortgage Company, dated December 1, 1982, of record in Book 5992, page 910, 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 2nd day of March, 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.

Witness:

*

*

H 37 43 4

IDENTIF. REFERENCE

MAR 22 9 54 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

03/22 135.10- CHECK

* HARRY N. WALTERS

As Administrator of Veterans' Affairs.

*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)

4886

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 2nd day of March A. D. 1983

My commission expires October 20, 1985

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Bill 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 _____

_____

STATE OF TENNESSEE, FRANKLIN COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 51,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Samuel Joseph Ferguson
Affiant

Subscribed and sworn to before me this 3 day of March, 19 83

J. R. Graves
Notary Public or Register

JAMES H. GRAVES
COMMISSION EXPIRES
FEB. 5, 1984

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
SAMUEL JOSEPH FERGUSON and wife,
REBECCA C. FERGUSON

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
			51000.00- CO	
			102.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 139.10-	
			4806A03/28/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 7 4 3 4.

IDENTIF. REFERENCE

MAR 22 9 54 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 936787