NICKINS, Phillip

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 71-12, Par. 233	PROPERTY ADDRESS 1507 Jones Avenue, Nashville, Tennessee 37207
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

JERRY L. CHAPMAN and wife, LINDA Y. CHAPMAN

whose address is Nashville, Tennessee 37207

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, 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. 159 on the Plan of Victory Heights Subdivision of record in Book 1130, page 97, Register's Office for said County.

Said Lot No. 159 fronts 75 feet on the easterly side of Jones Avenue and runs back on the southerly line 169 feet and on the northerly line 193.5 feet, to a dead line in the rear measuring 82.5 feet thereon.

This conveyance is made subject to the following:

1. 1983 Davidson County Metro Taxes.
2. Restrictive covenants recorded in Book 1357, page 677, R.O.D.C., TN.
3. The Plan of record indicates a 35-foot minimum building setback line from Jones Avenue.
4. 10-foot public utility and drainage easement along the rear line of said lot.

BEING the same property conveyed to Grantor by deed from Federal National Mortgage Association, dated October 24, 1980, of record in Book 5675, page 470, 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 5th day of April, 1983, 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.

*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 (3. C.F.R. 36.4342d)

Witness:

H 4 1 5 4 5

IDENTIF. REFERENCE

APR 13 12 33 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

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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 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 5th day of April A. D. 19 83

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 $ 26,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Billy L. Chapman
Affiant

Subscribed and sworn to before me this 6 day of

_____, 19__

_____
Notary Public or Register

JAMES H. GRAVES
Notary Public, My Commission Expires Feb 5, 1986

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
JERRY L. CHAPMAN and wife,
LINDA Y. CHAPMAN

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 6036 PAGE 954

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
			26300.00- CO	
			68.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	74.88-
9861A04/13/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4: 1: 5 4: 5.

IDENTIF. REFERENCE

APR 13 12 33 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 941599