TREANTON, Jack

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 46 Par 20.01	PROPERTY ADDRESS Route 3, Bull Run Road, Ashland City, Tennessee 37015
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

RONALD LEE PHELPS and wife, WENDELL L. PHELPS

whose address is Ashland City, Tennessee 37015

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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 Ashland City, County of DAVIDSON, and State of Tennessee, to wit:

A tract of land lying in the 13th Civil District of Davidson County, Tennessee, according to a survey by Cummings & Cummings, Surveyors, of record in Book 4885, page 73, Register's Office for said County and described as follows:

Beginning at an iron pin in the northwesterly margin of Bull Run Road, said pin lying in the southwesterly line of the property conveyed to Wayne Fisher and wife, by deed from J. L. Gallaher, as of record in Book 3308, page 184, Register's Office for said County; thence with said Fisher's southwesterly line North 26 degrees 15' West 400 feet+ to an iron pin at Fisher's west corner; thence South 63 degrees 45' West 226 feet to an iron pin; thence South 26 degrees 15' East 404.1 feet to an iron pin in the northwesterly margin of said road; thence with the northeasterly margin of said road North 62 degrees 42' East 226 feet to the beginning, containing 2.2 acres, more or less.

This conveyance is made subject to the following:

1. 1983 Davidson County Metro Taxes.

BEING the same property conveyed to Grantor by deed from Citicorp Homeowners, Inc., dated August 2, 1982, of record in Book 5927, page 634, 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 31st 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.

APR 13 12 34 PM '83
FELIX E. NELSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

H 4 1 5 4 7

Witness:

*

*

* 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)

04/13 30.00 0 0 0 0

9883

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 31st day of March A. D. 19 83

My commission expires January 22, 1984

*Sharon S. McWright

SHARON S. MCWRIGHT
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 25,300 — which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 1 day of

Notary Public or Register

JAMES H. GRAVES
Notary
Commission Expires Feb. 6, 1984

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
RONALD LEE PHELPS and wife,
WENDELL L. PHELPS

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28300.00- CO	
			73.58 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	80.08-
9863A	04/13/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 1 5 4 7

IDENTIF. REFERENCE

APR 13 12 34 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 941601