NORRIS, Howard D.

VA Form 26-6440a - JAN 1982
Section 1820, Title 38, U.S.C.

BOOK 6087 PAGE 276

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 71-12-164, FB#12DA46175	PROPERTY ADDRESS 802 Chickasaw Drive, 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, Tennessee 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

FRANK JAMES DUNN, JR., and wife, MARIA J. DUNN

whose address is Nashville, Tennessee 37207, 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:

Being Lot No. 64 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee. Said Lot No. 64 fronts 60 feet on the south side of Chickasaw Avenue and runs back between parallel lines 159.5 feet to a dead line.

This conveyance is made subject to the following:

1. 1983 Metro Davidson County Taxes.
2. The recorded plan shows an owner's certificate, a 35-foot setback line from Chickasaw Avenue, and a 10-foot easement for public utilities along the rear line of said lot.
3. Survey dated March 4, 1980, made by Southern Land & Associates, Inc., indicates porch extends over prescribed setback line.

BEING the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated March 28, 1983, of record in Book 6040, page 794, 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/herself and his/her 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 29th day of June, 19 83, has caused this instrument to be signed on Grantor's behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820 and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

HARRY N. WALTERS
The Administrator of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY
LOAN GUARANTY OFFICER

Title _____

Witness:

*_____

*_____

VA Regional Office, Nashville, TN
Telephone: (615) 251-5243

(Pursuant to a delegation of authority contained in VA Regulations, 38 C.F.R. 36.4342 [redacted])

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me personally appeared KENNETH L. HARVEY, Loan Guaranty Officer,

to me known to be the person who executed the foregoing instrument in behalf of the Administrator of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee 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/she 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 29th day of June A.D. 1983

My commission expires October 20, 1985

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Billy Bushulen

BILLY BUSHULEN
NOTARY PUBLIC
(Official title)

*Print, typewrite, or stamp name of the employee executing this instrument; 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).

H 57674 IDENTIF. REFERENCE

JUL 1 1 58 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

_____, 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

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $31,900 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Howard M. Clark
Affiant

Subscribed and sworn to before me this 1st day of July, 19 83

B. Edwards
~~Notary Public or~~ Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
FRANK JAMES DUNN, JR., and wife,
MARIA J. DUNN

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

626259

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6087 PAGE 278

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
			31900.00- CO	
			82.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	89.44-
8682A07/01/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 7 6 7.4

IDENTIF. REFERENCE

JUL 1 1 58 PM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 960503