BROWN, James

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

BOOK 6093 PAGE 313 TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 49, Parcel 63	PROPERTY ADDRESS 5251 Buena Vista Pike, Nashville, Tennessee 37218
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

JOHN W. DEGRAPHENREED and wife, ADDIE L. DEGRAPHENREED

whose address is Nashville, Tennessee 37218, 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 the 13th Civil District of said County described as follows:

Beginning on the westerly margin of Buena Vista Pike at the northeast corner of the property conveyed to Edna McIllwain by deed from David A. Wheatley and wife, of record in Book 3096, page 583, Register's Office for said County; thence with McIllwain's northern boundary line, westwardly 430.4 feet to said McIllwain's northwest corner; thence North 7 deg. 30' West 100 feet; thence eastwardly 420 feet, more or less, to the westerly margin of Buena Vista Pike; thence with the margin of same South 12 deg. 30' East 100 feet to the point of beginning.

This conveyance is made subject to the following:

1. 1983 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 3166, page 285, said Register's Office.
3. Easement to construct, operate and maintain a pipe line together with other rights as set out in right of way agreements between Mattie Hogan and Bell Field Hogan, et al, and Tennessee Natural Gas Lines, Inc., of record in Book 1334, page 182, Book 2538, page 469, said Register's Office.
4. The survey of the premises made by John Kohl, Surveyor, dated March 20, 1981, shows neighbors concrete drive encroaching on the north line. Fence encroaching on the neighbors property to the south and the gravel drive serving subject premises encroaching upon neighbors property on the north 2.8 feet more or less.

BEING the same property conveyed to Grantor by deed from Federal National Mortgage Association, dated December 3, 1982, of record in Book 5935, page 743, 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 5th day of July, 1983, 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 Kenneth L. Harvey [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])

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 5th day of July A. D. 1983

My commission expires October 20, 1985

* Billy Bushulen

BILLY BUSHULEN, NOTARY PUBLIC

(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*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 5.9 7.0

IDENTIFICATION REFERENCE

JUL 12 3 00 PM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

MAIL ENV.

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 $ 55,650.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John W. DeGraphenreed

Affiant

Subscribed and sworn to before me this 5th day of July 1983.

J. H. Graves

Notary Public or Register

JAMES H. GRAVES Notary Public Commission Expires Feb 5, 1984

07/12 177.00 CHECK

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

JOHN W. DEGRAPHENREED and wife,

ADDIE L. DEGRAPHENREED

- 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_____

FOR BOOK 6093 PAGE 315

CD -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
			65650.00- CO	
			170.56 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	177.06-
1105A07/12/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5977.0

IDENTIF. REFERENCE

JUL 12 3 00 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 962866