WILLIAMSON, Warren W.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	1223 Stainback Avenue Nashville, Tennessee 37207
Map#71-15Parcel 446 20W24180		
SEND TAX NOTICES TO: Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Avenue, 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 JUDI SPEER and husband, PHIL SPEER

whose address is 1553 Harding Place
Nashville, Tennessee 37215

BOOK 6120 PAGE 702

, 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, State of Tennessee, to wit:
Being the south one-half of Lot No. 39 on the plan of Sharpe & Horn's first edition to Northeast Nashville as of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee. Said South half of Lot 39 fronts 42.2' on the east side of Stainback Avenue and runs back between parallel lines 152' to an alley which measures 41.9', more or less.
This conveyance is made subject to 1983 Davidson County Metro Taxes.
Being the same property conveyed to Grantors by deed from The Kissell Company dated April 30, 1982, of record in Book 5912, Page 216 of the Register's Office for Davidson County.

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 11th day of August, 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 _____ [SEAL]
KENNETH L. HARVEY

Title 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)

Witness:

_____

_____

CHECK

08/21/83 * 74.00

1666

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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.

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IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 11th day of August A. D. 1983

My commission expires 10/25/85

* Billy Bushulen

(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).

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

Judi Speer
Affiant

Subscribed and sworn to before me this 22 day of August, 1983

Sidney R. Lemon
Notary Public or Register

11-17-86

MAIL ENV.

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

JUDI SPEER and husband,

PHIL SPEER

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.

DAVIDSON COUNTY, TN
FELIX Z. HORTON JR. REGISTER

State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

AUG 22 4 02 PM 1983

Paid _____ day of _____, 19__
_____, Clerk.

When recorded mail to—

IDENTIF. REFERENCE

H 6.8 7.1 1

626259

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6120 PAGE 704

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			26300.00- CO	
			66.30 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	74.80-
			1666A08/22/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.8 7.1 1

IDENTIF. REFERENCE

Aug 22 4 02 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 973135