OFFICIAL RECEIPT

SPEIDEN, Creal F.

BOOK 5157 PAGE 827

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 42-7 Tax 241 Tax	PROPERTY ADDRESS 1308-10 Oakhurst, Nashville, Tennessee 37115
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

LELAND D. WATTS and wife, WINNIFRED A. WATTS

whose address is

6744 Quiet Lane
Brentwood, Tennessee 37027

, 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 2 on the Re-Subdivision of Lots Nos. 32, 33 and 34 of Waters Place as of record in Book 4470, page 179, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 2 fronts 70 feet on Oakhurst Drive and runs back between parallel lines 150 feet to an alley, to which reference is made for a more particular description of said lot.

This conveyance is made subject to the following:

1. 1983 Davidson County and Nashville City Taxes.
2. The Plan of record in Book 4470, page 179 said Register's Office.
3. Easement (10 foot) for sewer of record in Book 4829, page 823, said Register's Office.

BEING the same property conveyed to Grantor by deed from The Lomas & Nettleton Company, dated November 29, 1982, of record in Book 5992, page 247, 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 25th day of October, 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 _____

VETERANS ADMINISTRATION REGIONAL OFFICE
NASHVILLE, TENN. Phone (615) 251-5243

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

Witness:
* _____
* _____

H83689

IDENTIF. REFERENCE

Nov 1 1 22 PM '83

FEE $ _____
DAVIDSON COUNTY, TN

MAIL ENV.

11/01 117.52- CHECK

9414

OFFICIAL RECEIPT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5157 PAGE 828

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 25th day of Oct. 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).

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 $42,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Connie Johnson
Affiant

Subscribed and sworn to before me this 1st day of Nov., 1983

B. Edwards-Dep.
~~Notary Public or~~ Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
LELAND D. WATTS and wife,
WINNIFRED A. WATTS

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 _____, 19__
_____ day of _____, Clerk.

When recorded mail to—

626259

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

BOOK 6167 PAGE 829

RECEIVED OF _____

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
			42750.00-	CAMT.
			111.02	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	117.52-
9414A	11/01/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H83689

T
IDENTIF. REFERENCE

NOV 1 1 22 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 990345