CLAYBROOKS, John H.

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

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO.<br>119-10-156 | PROPERTY ADDRESS<br>2718 Hartford, Nashville, Tennessee 37211 |
| SEND TAX NOTICES TO: Loan Guaranty Officer (264)<br>Veterans Administration Regional Office<br>110 9th Ave., South, Nashville, TN 37203 | THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney<br>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

BEVERLY ANNE WILLIAMS, a single person

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whose address is Nashville, Tennessee 37211, 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 Davidson County, Tennessee, being Lot No. 15 on the plan of Hidden Acres, of record in Book 1130, page 89, Register's Office for said County.

SAID Lot No. 15 fronts 75 feet on the easterly margin of Hartford Drive and extends back between parallel lines 150 feet to a dead line.

This conveyance is made subject to the following:

1. 1983 Metro County and City Taxes.
2. The plan of record in Book 1130, page 89, said Register's Office, which shows a 30 foot minimum building setback line from Hartford Drive and a 10 foot easement for public utility purposes along the rear line of said lot.
3. A 20 foot easement for sanitary sewers and/or storm drainage along the rear portion of said lot and a 10 foot temporary construction easement west of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 4366, page 135, said Register's Office.

BEING the same property conveyed to Grantor by deed from Federal National Mortgage Association dated 7/15/83, of record in Book 6143, page 747, 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 28th day of November, 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:

*_____

*_____

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)

CHECK 11/28 94.64 - 5334

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 22nd day of Nov A. D. 19 83

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).

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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 _____

DAVIDSON COUNTY

33900.00

Beverly Anne Williams

Subscribed and sworn to before me this 28th day of November, 19 83

Notary Public or Register

COMM. EXP. 4/22/84

RUSH

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

Nov 28 2 98 PM '83

IDENTIF. REFERENCE

H 8 8 6 3 7

**Special Warranty Deed**

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
BEVERLY ANNE WILLIAMS:

a single person

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____
_____, Clerk.

When recorded mail to–

626259

**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 |
|---|---|---|---|---|
| | | | 33900.00- CAMT. | |
| | | | 80.14 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 94.64- |
| 5334A | 11/26/83 | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

T. 168637

IDENTIF. REFERENCE

Nov 20 2 38 PM '83

REGISTER
DAVIDSON COUNTY, TN

No.996076