MARTZ, Dwight L.

BOT 35

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 32-16, Parcel 13	PROPERTY ADDRESS 4139 Celina Drive, Goodlettsville, Tennessee 37072
SEND TAX NOTICES TO: First Tennessee Bank N.A. Memphis P. O. Box 474, Memphis, TN 38101	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, 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

NATHANIEL G. HIGGS and wife, AUTHERINE HIGGS

whose address is

Goodlettsville, Tennessee 37072

BOOK 6215 PAGE 236

, 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 Goodlettsville, County of Davidson, and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the plan of Dalemere Subdivision, Section 5, of record in Book 3600, page 19, Register's Office for said county.

Said Lot No. 90 fronts 103.73 feet on the southeasterly margin of Celina Drive and extends back 247.53 feet on the northeasterly line and 256.18 feet on the southwesterly line to a broken line in the rear, measuring 214.47 feet thereon.

This conveyance is made subject to the following:

1. 1983 Nashville City Taxes and 1983 Davidson County Taxes.
2. Restrictions of record in Book 3616, page 573, said Register's Office.
3. The Plan of record in Book 3600, page 19, said Register's Office, which shows a 125-foot minimum building setback line from Celina Drive and a 10-foot easement for public utility and drainage purposes along the broken rear lines of said lot. Also utility anchor easements located on both front corners of said lot, dimensions not being shown.
4. The survey of John Kohl & Co., dated 2/25/81, discloses that the house violates the 125-foot minimum building setback line.

Being the same property conveyed to Grantor by deed from Pulawski Savings and Loan Association, dated 4/7/83, of record in Book 6074, page 319, 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 12th day of January, 19 84, 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.

H 9 7 8 5 6

IDENTIF. REFERENCE

JAN 17 10 22 AM '84

DAVIDSON COUNTY, TN.

1*01/17*234.52- CHECK

Witness:

HARRY N. WALTERS
The Administrator of Veterans Affairs

*By Kenneth L. Harvey [SEAL]
KENNETH L. HARVEY
Loan Guaranty Officer

Title

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)

5662

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 12th day of Jan. A. D. 19 84

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

Received for registration and duly recorded this 12th day of January 1984 at 3:31 o'clock P.M. in Book 6215 Page 237

$87,750.00

Nathaniel B. Higgs

Sworn to and subscribed before me this 12th day of January 1984

Doris E. Moran

Notary Public or Register 10-20-85

EASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
2-24-84-93

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
NATHANIEL G. HIGGS and wife,
AUTHERINE HIGGS

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 _____

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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
			87750.00- CAMT.	
			226.02 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	234.52-
6662A01/17/04			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 7 8 5 6

IDENTIF. REFERENCE

JAN 17 10 22 AM '04

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 7072