HEDGES, Kenneth C.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 11D 25930 - 34-13 114	PROPERTY ADDRESS 1419 Florence Avenue, Madison, 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: 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

DENNIS M. JONES, a single person

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whose address is Madison, Tennessee 37115

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

Land in Davidson County, Tennessee, being Lot No. 44-A on the plan of Resubdivision of Lot 44, Block "B", Map of East Lawn, of record in Book 4595, page 15, Register's Office for said County.

Said Lot No. 44-A fronts 61.56 feet on the northwesterly margin of Florence Avenue and extends back 148.47 feet on the northeasterly line and 87.0 feet on the southwesterly line to a dead line in the rear, measuring 87.0 feet thereon.

This conveyance is made subject to the following:

1. 1984 Metro Davidson County Taxes.
2. Restrictions of record in Deed Book 855, page 555, said Register's Office.
3. The plan of record in Book 4595, page 15, said Register's Office, which shows a 30 foot minimum building setback line from Florence Avenue, and a 10 foot easement for public utility and drainage purposes along the southwesterly and rear lines of said lot.
4. The survey of Winston Gaffron, Jr., dated August 26, 1980, discloses that the gravel drive serving property encroaches onto the public utility and drainage easement on the southwesterly line of said lot.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated January 31, 1983, of record in Book 6032, page 96, 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 14th day of March, 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.

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)

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 14th day of March A. D. 19 84

My commission expires APR 21 1985

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Glenda M. Webb

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 tract or value of property transferred, whichever is greater, is $31,300 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Connie Johnson

Subscribed and sworn to before me this 20th day of March, 19 84

W Greenway
Notary Public or Register

Reg. Key

MAR 20 8 99 AM 184
FELIX Z. McGINNIS REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

109519

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
DENNIS M. JONES, 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 _____ 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

31300.00- CAMT.
81.38 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 87.88-
1037A03/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 9 5 1 9

T IDENTIF. REFERENCE

MAR 20 8 39 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21010