MATHISON, William R.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 94 8 25	PROPERTY ADDRESS 1805 Dahlia Drive, Nashville, Tennessee 37210
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

STEVE SIMPKINS and JOHN H. SIMPKINS, tenants in common

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whose address is Nashville, Tennessee 37210, 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. 19 on the Plan of Dahlia Gardens, Section 2, as of record in Book 2900, page 82, said Register's Office. Said Lot No. 19 fronts 93.7 feet on the southerly side of Dahlia Drive and extends back 212.4 feet on the easterly line and 212.2 feet on the westerly line to a dead line measuring 101 feet thereon.

This conveyance is made subject to the following:

1. 1984 Davidson County Taxes.
2. Ten-foot easement for public utility purposes along rear line of premises, 20-foot drainage easement, 40-foot building setback line from Dahlia Drive, and conditions of Owner's Certificate, as shown on Plan of record in Book 2900, page 82, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 3066, page 77, Register's Office for Davidson County, Tennessee.
4. Survey of John Kohl, dated October 12, 1979, shows a neighbor's aluminum shed and fence encroaching over the east line and on the drainage easement.

Being the same property conveyed to Grantor by deed from Bankers Mortgage Corporation, dated 9/22/83, of record in Book 6168, page 542, 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 27th day of March, 1984, 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, TN Phone (615) 251-5243

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

CHECK

Witness:

_____

_____

04/08/84 BC

5463

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 27th day of March A. D. 19 84

My commission expires APR 21 1985

NOTARY PUBLIC

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Glenda M Webb
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 or value, whichever is greater, for this transaction is $ 35,500 and that to the best of affiant's knowledge, information and belief, it is true and correct in all respects and that affiant would

X Steve Simpkins

Subscribed and sworn to before me this 28th day of March 84

Notary Public or Register

MY COMMISSION EXPIRES: 1/19/86

RUSH

FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN

APR 3 9 51 AM 1984

IDENTIF. REFERENCE

I 13018

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
STEVE SIMPKINS and JOHN H. SIMPKINS

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

35500.00- CAMT.
98.30 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 38.70-
5463A04/03/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 130118

IDENTIF. REFERENCE

APR 3 9 51 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25314