NEVILL, William H.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 75-4-26 - 4D 24398	PROPERTY ADDRESS 4533 Andrew Jackson Parkway, Hermitage, Tennessee 37076
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

BOOK 6293 PAGE 792

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

ROBERT L. ESHELMAN and wife, RHONDA S. ESHELMAN

whose address is

Hermitage, Tennessee 37076

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

Being Lot No. 112 on the Plan of Tulip Grove, Section 3, of record in Book 3700, page 146, Register's Office for said County, as follows: Said Lot No. 112 fronts 100 feet on the southeasterly margin of Andrew Jackson Parkway and runs back between lines measuring 155.65 feet on the northeasterly line and 154.10 feet on the southwesterly line to a dead line in the rear measuring 108.15 feet thereon.

This conveyance is made subject to the following:

1. 1984 Metro Tax (Davidson County).
2. 15 foot easement for public utilities and drainage, sewer easement, anchor easement and a 40 foot building setback line from Andrew Jackson Parkway, and conditions of owner's certificate, as shown on plan of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 4181, page 95, Register's Office for Davidson County, Tennessee.
4. Survey dated April 21, 1983, by R. L. Montoya-Land Surveying indicates neighbor's fence encroaching on the subject property along the west lot line by 2 feet, more or less, and the fence for subject property lying within the 15 foot utility and drainage easement along the rear property line.

Being the same property conveyed to Grantor by deed from Collateral Investment Company, dated 2/14/84, of record in Book 6244, page 28, 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 15th day of May, 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 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)

Witness:

*

*

12 26 7.5

IDENTIF. REFERENCE

MAY 17 10 24 AM '84

FELIX A. ALSUP REGISTER DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

7232

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 15th day of May A. D. 19 84

My commission expires 6/23/84

RONALD H. DOOLEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Ronald H. Dooley

RONALD H. DOOLEY, 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, _____ COUNTY

I have been duly sworn, on oath that the actual consideration for or value of the property conveyed herein, whichever is greater, is $ 81,950 and that I am familiar with the facts and circumstances pertaining to the consideration or value of the property conveyed herein and that the consideration or value stated would constitute a true and correct statement.

Rhonda Cherry

Subscribed and sworn to before me this 17 day of May, 1984.

Notary Public or Justice of the Peace

Reg. Dep.

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

ROBERT L. ESHELMAN and wife,

RHONDA S. ESHELMAN

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 _____

BOOK 6293 PAGE 794

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

81950.00- CMT.
212.94 CSTAX
.50 PRFEE
2.00 WDEED
CHECK 219.44
723ACS/17/84 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 2 2 6 7 S

IDENTIF. REFERENCE

MAY 17 10 24 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0036727