JONES, Joseph A., Sr.

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

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. Field Bk 06DA 83657<br>Parcel 133 8 176 | PROPERTY ADDRESS 208 Norway Terrace<br>Nashville, Tennessee 37211 |
| SEND TAX NOTICES TO: Loan Guaranty Officer (264)<br>Veterans Administration Regional Office<br>110 9th Avenue South, Nashville, TN 37203 | THIS INSTRUMENT PREPARED BY:<br>Jerry D. Stringer, Attorney<br>VA Regional Office, Nashville, TN 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 GEORGIA D. FLETCHER, CHRISTINE M. FLETCHER, and CELESTINE M. FLETCHER, tenants in common,

whose address is Nashville, Tennessee 37211

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, 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, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the plan of Phase I, Valley View Terrace, of record in Book 5200, Page 77, Register's Office for said County. Said Lot No. 90 fronts 65.76 feet on the southerly margin of the cul-de-sac at the terminus of Norway Terrace and extends back 111.77 feet on the northerly line and 149.45 feet on the southwesterly line to a broken line in the rear, measuring 135.21 feet thereon.

This conveyance is made subject to the following:

1. 1984 Metro - Davidson County taxes.
2. Restrictions of record in Book 5173, page 550, Book 5323, page 310, and Book 5329, page 242, said Register's Office.
3. The plan of record in Book 5200, page 77, said Register's Office, which shows a 20 foot minimum building setback line from Norway Terrace and a 10 foot easement for public utility and drainage purposes along the rear line of said Lot. Also Note No. 1 on said plat.
4. The survey of John Kohl, dated March 27, 1980, discloses that the house violates the setback line from Norway Terrace.

Being the same property conveyed to Grantors by deed from Paul E. Marcum, Trustee, dated 4/12/84, of record in Book 6295, Page 763, 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 6th day of August, 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

Title Loan Guaranty Officer

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:

* _____

* _____

1583 06/15 174 CHECK

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 6th day of August A. D. 1984

My commission expires APR 2 1 1985

[OFFICERS HAVING SEAL MUST IMPRESS SEAL] NOTARY PUBLIC

* 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).

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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 _____

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STATE OF TENNESSEE, Davidson COUNTY
I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 64,650, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Georgia D. Fletcher
Affiant

Subscribed and sworn to before me this 10th day of August 1984

Notary Public or Register 4/21/85

MAIL ENV.

FILED
DAVIDSON COUNTY, TN.
REGISTER
Aug 13 10 50 AM 1984

IDENTIF. REFERENCE

I 4 2 5 8 8

**Special Warranty Deed**

FROM
ADMINISTRATOR OF VETERANS AFFAIRS

TO
GEORGIA D. FLETCHER,
CHRISTINE M. FLETCHER, and
CELESTINE M. FLETCHER,
tenants in common

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__
_____ day of _____, 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 |
|---|---|---|---|---|
| | | | 64650.00- CAMT. | |
| | | | 167.96 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 174.46- | |
| 1583A08/13/84 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 42588

IDENTIF. REFERENCE

AUG 13 10 50 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0060390