TAYLOR, George A.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 34-5-36	PROPERTY ADDRESS 305 Goldie Drive Goodlettsville, Tennessee 37072
SEND TAX NOTICES TO: Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Avenue South, Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Attorney 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
GEORGE A. TAYLOR and wife, ROBERTA M. TAYLOR

whose address is Goodlettsville, Tennessee 37072

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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 Goodlettsville, County of Davidson, State of Tennessee, to wit: Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Gatewood, Section I, as of record in Book 3300, page 47, Register's Office for said County, and described as follows: Beginning at a point in the northerly margin of Goldie Drive, at the corner of Lots 15 and 16; thence with the line between said lots, northerly 120 feet to a corner of Lot No. 17 on said plan; thence with the line between Lots 16 and 17, eastwardly 124.5 feet to a point in the westerly margin of Goldie Court; thence with the margin of the same, southerly 95.1 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to a point in the northerly margin of Goldie Drive; thence with the margin of the same, westerly 100 feet to the point of beginning.

This conveyance is made subject to the following:
1. 1984 Goodlettsville City Taxes and 1984 Davidson County Taxes.
2. Restrictive covenants recorded in Book 3370, page 121, Book 3375, page 249, Book 3398, page 438, Register's Office for Davidson County, Tennesse.
3. The Plan of record indicates a 40-foot minimum building setback line from Goldie Drive, a 30-foot minimum building setback line from Goldie Court; a 20-foot easement for public utility and drainage purposes along the northwest corner of said lot and a 2.5 X 30-foot utility anchor easement located on the northeast corner of said lot.

Being the same property conveyed to Grantors by deed from Collateral Investment Company, dated 4/16/84, of record in Book 6282, Page 877, 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 August, 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

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:

*_____

*_____

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 15th day of August A. D. 1984

My commission expires APR 2 1 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.

1435 04 IDENT. REFERENCE AUG 16 1 44 PM '84 REGISTER DAVIDSON COUNTY, TN MAIL ENV.

Register's Office, _____, 19__

_____, 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 or we hereby swear or affirm that the actual consideration or this transfer or value of property transferred, whichever is greater, is $50,000, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

George A. Taylor
Affiant

Subscribed and sworn to before me this 16 day of August, 1984

L. Chandler Dep Reg.
Notary Public or Register

2779 - 08/16 136.50- CHECK

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
GEORGE A. TAYLOR and wife,
ROBERTA M. TAYLOR

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
			50000.00- CAMT.	
			130.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.50-
			2779A08/16/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 3 5 0 4

IDENTIF. REFERENCE

AUG 16 1 44 PM '84

DAVIDSON COUNTY, TN

No.0061544