GREGORY, James H.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO Map #71-4 Par. #191	PROPERTY ADDRESS 2108 Jones Circle Nashville, Tennessee 37207
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

VINCENT R. MITCHELL

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whose address is Nashville, Tennessee 37207

, 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: Being Lot No. 173 on the map of Joywood Heights, Section I, as of record in Book 1130, Page 91, Register's Office for said County, and described as follows: Beginning at a point in the northwesterly margin of Jones Circle at the corner of Lots 172 and 173; thence with the line between said lots, northwesterly 321.4 feet to a point; thence westerly 24.7 feet to a point; thence southerly 160 feet to a point, a corner of Lots 173 and 174; thence with the line between said lots southeasterly 230.5 feet to the margin of Jones Circle; thence with the margin of the same, northeasterly 50 feet to the point of beginning.

This conveyance is made subject to the following:
1. 1985 Nashville City and Davidson County (Metro) Taxes.
2. The plan of record in Book 1130, Page 91, said Register's Office, shows a 35 foot minimum building setback line from Jones Circle and a 10 foot easement for public utility purposes along the rear line of said lot, a 75 foot easement for TVA transmission line running through the northeast corner of said lot, a 20 foot sanitary sewer easement along the northwesterly corner and across the rear northerly quadrant of the lot and a 10 foot temporary construction easement parallel to the sanitary sewer easement.

Being the same property conveyed to Grantor by deed from Allstate Enterprises Mortgage Corporation, dated June 22, 1984, of record in Book 6324, Page 870, 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 23rd day of October, 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:

*_____

*_____

CHECK

10/24

1380

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared KENNTH 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 17th day of October A. D. 1984

My commission expires APR 2 1 1985

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Glinda 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 transfer or value of property transferred whichever is greater, is $ 31,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 24 day of October, 1984

L. Crowder, Deputy Reg.
Notary Public or Register

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Oct 24 | 39 PM '84

IDENTIFICATION REFERENCE

1-5 8 7.57

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
VINCENT R. MITCHELL

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 _____, 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-
1380A 10/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 8 7 5 7

IDENTIF. REFERENCE T

Oct 24 1 35 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0079603