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WILLOUGHBY, Robert Henry

TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map #86-7 Parcel #64, Field Bk 4D01185	PROPERTY ADDRESS 108 Jacksons Retreat Hermitage, Tennessee 37076
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

THOMAS POWERS and wife, BRENDA POWERS

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, State of Tennessee, to wit: Being Lot No. 48 on the Plan of Jackson's Retreat, Section I, Phase I, as of record in Book 5200, page 286, Register's Office for Davidson County, Tennessee. Said Lot No. 48 fronts 32.9 feet on the northeasterly margin of Jackson's Retreat Court and extends back 134.85 feet on the northwesterly line and 179.5 feet on the southeasterly line to a broken line in the rear measuring 185.0 feet thereon.

This conveyance is made subject to the following:

1. 1985 Metro Davidson County Taxes.
2. Restrictions of record in Book 5676, Page 67, said Register's Office.
3. Plan of record in Book 5200, Page 286, said Register's Office shows a 30 foot minimum building setback line from Jackson's Retreat Court and a 20 foot easement for public utility and drainage purposes along the front boundary line.
4. A 2.5 X 25 foot utility anchor easement located on the southwest corner of said lot.
5. An 8 foot easement for public utility and drainage purposes along the westerly and southerly line of said lot.

Being the same property conveyed to Grantors by deed from Cameron-Brown Company, dated April 12, 1984, of record in Book 6296, Page 619, 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 13th day of November, 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 Kenneth L. Harvey [SEAL]
KENNETH L. HARVEY
Title Loan Guaranty Officer

Witness:

*

*

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)

11/21 150.42- CHECK

3145

STATE OF TENNESSEE

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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.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 13th day of November A. D. 19 84

My commission expires APR 2 1 1985

NOTARY PUBLIC
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).

1651 4

IDENTIF. REFERENCE

NOV 21 3 09 PM '84

FEE $ ... REGISTER DAVIDSON COUNTY, TN

MAIL EWD

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 $ 59,200 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Connie Johns
Affiant

Subscribed and sworn to before me this 21st day of November 19 84

A. Edwards-Dep. Reg.
Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
THOMAS POWERS and wife,
BRENDA POWERS

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
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

69200.00- CAMT.
153.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 160.42-
9145A11/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 5 1 6 4

IDENTIF. REFERENCE

Nov 21 3 09 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0087128