Par 3

HILTON, Alfred

TENNESSEE

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

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	BOOK 6496 PAGE 948
Map 105-13, Parcel 336	913 Bradford Avenue Nashville, Tennessee 37204	
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

LARRY RAMSEY, a single person,

whose address is Nashville, Tennessee 37204

, 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. 38 on the Map of Waldkirch's Subdivision of Lots Nos. 8 and 9 of the W.L.B. Lawrence Plan, as of record in Book 421, Page 90, Register's Office for said County. SAID Lot No. 38 fronts 50 feet on the southerly side of Bradford, formerly Caroline Avenue, and runs back between parallel lines, 160 feet to an alley.

This conveyance is made subject to the following:
1. 1985 Metro-Davidson County Taxes.
2. The Plan of Record in Book 421, Page 90, Register's Office for Davidson County, Tennessee.
3. Garage is violating northerly line of said property.

Being the same property conveyed to Grantor by deed from Union National Bank of Little Rock, dated December 6, 1984, of record in Book 6487, Page 828, Register's Office of 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 11th day of February, 19 85, 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

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)

STATE OF TENNESSEE

BOOK 6495 PAGE 949

COUNTY OF DAVIDSON

3989

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.

-20.02 12/21 12:47

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 11th day of February A. D. 19 85

CHECK

My commission expires 10-20-85

* Billy Buchanan
Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*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

or we hereby swear or affirm that the actual consideration or this transfer or value of property transferred, whichever is greater, is $ 45,000 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 21st day of Feb. 1985

W. D. Williams Dep. Reg.
Notary Public or Register

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Feb 21 12 47 PM 1985

IDENTIF. REFERENCE

MAIL END.

1:8.4.6.0.4.1

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
LARRY RAMSEY, a single person

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

REGISTER OF DAVIDSON CO
NASHVILLE, TENNESSEE

BOOK 6496 PAGE 950

RECEIVED OF _____

FOR _____

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
			46200.00- CAMT.	
			117.52 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	124.02-
2989402/21/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 4 6 0 4

IDENTIF. REFERENCE

FEB 21 12 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110338