JOHNSON, Miller

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 59-05 180	PROPERTY ADDRESS 4139 Farmview Drive Nashville, Tennessee 37218
SEND TAX NOTICES TO: CENTRAL MORTGAGE CO. 148 Garrett Road, Upper Darpy, PA 19082	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Attorney VA Regional Office, Nashville, TN 37203

SPECIAL WARRANTY DEED

BOOK 6601 PAGE 152

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
CARLESTER HEARD and wife, PATRICIA HEARD

whose address is Nashville, Tennessee 37218

, 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. 156 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for Davidson County, Tennessee. Said Lot No. 156 fronts 70 feet on the southerly margin of Farmview Drive and extends back 156.6 feet on the westerly line and 139.5 feet on the easterly line to a dead line in the rear measuring 72.06 feet thereon.

This conveyance is made subject to the following:
1. 1985 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 4512, Page 694, Register's Office of Davidson County, Tennessee.
3. The Plan of record in Book 4460, Page 22, said Register's Office shows a 30-foot minimum building setback line from Farmview Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

Being the same property conveyed to Grantors by deed from Amsouth Mortgage Company, Inc., dated February 25, 1985, of record in Book 6514, Page 847, 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 27th day of June, 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.

Witness:

* _____

* _____

IDENTIF. REFERENCE

JUL 8 3 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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)

Return to:
SOUTHEAST TITLE of Tennessee, Inc.
306 Gay Street, Suite 203
Nashville, TN 37201

STATE OF TENNESSEE

BOOK 6601 PAGE 153

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 27th day of June A. D. 19 85

JUL 17 1988

My commission expires _____

* Brenda S. Richard

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

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater, is $ 46,980.00 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 21st day of June 1985

Notary Public or Master

3-10-87

OWNERS: Carlester Heard
4931 Farmview Drive
Nashville, TN 37216

TAX BILLS TO:

CENTRAL MORTGAGE CO.
148 Garrett Road
Upper Darby, PA 19082

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
CARLESTER HEARD and wife,
PATRICIA HEARD

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6601 PAGE 154

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
			46980.00- CAMT.	
			122.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 128.70-	
5616A07/08/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 9 0 6 2

IDENTIF. REFERENCE

JUL 8 3 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151876