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PRESLEY, Oliver W.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 60-1-144 12DZ-95983	PROPERTY ADDRESS 3125 Greggwood Nashville, Tennessee 37207
SEND TAX NOTICES TO: Veterans Administration Regional Office (264) 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
JOHN F. DUNLAP and wife, THERESA L. DUNLAP

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. 132 on the Plan of Golden Valley Estates, Section One, which is of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description of said lot.

This conveyance is made subject to the following:
1. 1985 Metro Davidson County Taxes.
2. Restrictions of record in Book 4447, Page 108, as modified in Book 4447, Page 594, said Register's Office.
3. Survey by John Kohl Company dated 10/20/81 shows a (2) 5 foot public utility and drainage easement and a 10' public utility easement.
4. Building setback lines, as shown by dotted lines on recorded plat, said Register's Office.

Being the same property conveyed to Grantors by deed from The Kissell Company, dated May 23, 1985, of record in Book 6591, Page 466, 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 3rd day of July, 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:

CHECK

* 38 CFR 36.4

*

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)

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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 3rd day of July A. D. 19 85

My commission expires JUL 17 1988

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Linda S. Cuchbard

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 $ 41150 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 11th day of July, 19 85

Notary Public or Register

Reg. Dep.

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

JOHN F. DUNLAP and wife,

THERESA L. DUNLAP

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

FILED
JUL 11 1985
9:09

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JUL 11 12 06 PM '85

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

41150.00- CONT.
106.86 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 113.36-
677|A07/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 11 9 69

IDENTIF. REFERENCE

JUL 11 12 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153001