McKISSACK, Robert
TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 3316 85	PROPERTY ADDRESS 224 Connare Drive Madison, Tennessee 37115
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
JAMES E. WILLIAMS and wife, ANITA M. WILLIAMS

BOOK 5625 PAGE 612

whose address is Madison, Tennessee 37115

, 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 Madison, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being Lot No. 95 on the plan of Section I, Primrose Meadows, of record in Book 4675, Page 18, Register's Office for said County. Said Lot No. 95 fronts 72.0 feet on the easterly margin of Connare Drive and extends back 149.11 feet on the northwesterly line and 148.37 feet on the southeasterly line to a dead line in the rear, measuring 72.0 feet thereon.

This conveyance is made subject to the following:
1. 1985 Metro Davidson County Taxes.
2. Restrictions of record in Book 4737, Page 801, and amended in Book 5039, Page 481, said Register's Office.
3. The plan of record in Book 4675, Page 18, said Register's Office, which shows a 30 foot minimum building setback line from Connare 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 Banker's Mortgage Corporation, dated February 20, 1985, of record in Book 6509, Page 926, 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 15th **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 KENNETH L. HARVEY [SEAL]

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:

* 2.7.0 1 2

IDENTIFICATION REFERENCE

Aug 8 9 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENT

*

STATE OF TENNESSEE

BOOK 6625 PAGE 613

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 15th day of July A. D. 19 85

My commission expires JUL 17 1988

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*Brenda S. Archbold

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 $ 71,400, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James E. Williams
Affiant

Subscribed and sworn to before me this 23rd day of July, 1985

Notary Public or Register

JAMES R. GRAVES
COMMISSION EXPIRES
JANUARY 19, 1988

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS

TO
JAMES E. WILLIAMS and wife,
ANITA M. WILLIAMS

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 BOOK 5625 PAGE 614

FOR

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

71400.00- CAMT.
185.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 192.14-
5516A08/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27012

IDENTIFICATION REFERENCE

AUG 8 9 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161521