COLLIER, Keith O.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 107-05-0 057.00	PROPERTY ADDRESS 1902 Karen Drive Nashville, Tennessee 37217
SEND TAX NOTICES TO: National Mortgage Company 4041 Knight Arnold Road Memphis, Tennessee 38118	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
ALBERT L. POWERS and wife, AVA M. POWERS

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whose address is Nashville, Tennessee 37217

, 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. 176 on the Plan of Bel-Air, Section 2, of record in Book 2900, Page 29 to 32, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is made subject to the following:
1. 1985 Metro Davidson County Taxes.
2. 10' sewer and/or storm drainage easement located as shown on survey by John G. Kohl, III, dated March 28, 1984, and of record in Book 5559, Page 557, in the Register's Office of Davidson County, Tennessee.
3. Restrictive covenants of record in Book 2964, Page 1, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed from National Mortgage Company, dated March 19, 1985, of record in Book 6538, Page 763, 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 September, 1985, 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

Witness:

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)

TATE OF TENNESSEE

OUNTY OF DAVIDSON

Before me personally appeared KENNETH L. HARVEY, Loan Guaranty Officer,

me known to be the person who executed the foregoing instrument in behalf of the Administrator of Veterans Affairs, who, being me duly sworn, stated that he/she an employee of the Veterans Administration, an agency of the United States Government, and is ly authorized to execute this deed on behalf of said Administrator, and acknowledged that he/she voluntarily executed the same as e free act and deed of said Administrator.

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IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 27th day of September A.D. 1985

y commission expires 3-8-89

* Rebecca J. Ballinger

Notary Public

(Official title)

[OFFICERS HAVING SEAL MUST EMPRESS SEAL]

*Print, typewrite, or stamp name of the employee executing this instrument; also names of witnesses and officer taking acknowledgment mediately underneath such signatures.

Note.—If the entire consideration is paid, delete language from (1) to (1a).

TATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that

e foregoing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that

ey were received _____, 19__, at ____ o'clock ____ M., and entered in Note Book ____, Page ____

'OF TENNESSEE, _____ COUNTY

ve hereby swear or affirm that the actual consideration is transfer or value of property transferred, whichever ater, is $42,825.00, which amount is equal to or ater than the amount which the property transfer would tained at a fair voluntary sale.

Albert L. Powers

Affiant

ibed and sworn to before me this 30 day of September 19 85

Notary Public or Register

OCT 2 | 46 PM '85

FELIX A. SHUTTLESWORTH
REGISTER DAVIDSON COUNTY

IDENTIFICATION REFERENCE

41188

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
ALBERT L. POWERS and wife,
AVA M. 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__
_____, 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	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
			42875.00- CONT.	
			111.54 CSTAX	
			.50 RREC	
			6.00 WDSCD	
			CHECK 112.04-	
2692A	10/02/85	BML	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41183

IDENTIFICATION REFERENCE

Oct 2 1 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178261