FILE BOX 30

LASTER, Joseph E.
TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 50-14 49	PROPERTY ADDRESS 3302 Austin Lane Nashville, Tennessee 37207
SEND TAX NOTICES TO: ATLANTIC COAST MORTGAGE COMPANY 3819 South George Mason Dr. Ste. 170 Baileys Crossroads, VA 22041	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
WILLIAM T. HILL

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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:
Land in Davidson County, State of Tennessee and being Lot No. 762, on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Page 79, Register's Office for Davdison County, Tennessee. Said Lot No. 762 fronts 68.66 feet on the easterly margin of Austin Lane and runs back between lines, 147.5 feet on the northerly line and 125.2 feet on the scutherly line to a broken line on which it measures 102.5 feet.

This conveyance is made subject to the following:
1. 1986 Metro Davidson County Taxes.
2. Restrictions of record in Deed Book 3434, Page 270; and Deed Book 3616, Page 269; and Deed Book 3702, Page 519; Register's Office for said County.
3. Survey and recorded plat show a 30-foot minimum building setback line which has been violated by a porch.
4. Survey shows a 10-foot public utility easement across rear and along one side of subject property. The easement along the side of the property has been violated by the house and a concrete drive.

Being the same property conveyed to Grantor by deed from Federal National Mortgage Association, dated July 10, 1985, of record in Book 6652, Page 704, 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 26th 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.

Witness:

5 1 6 9 7

IDENTIFICATION REFERENCE

Nov 8 10 12 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

HARRY N. WALTERS
The Administrator of Veterans Affairs

*By Kenneth L. Harvey [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)

TATE OF TENNESSEE

OUNTY OF DAVIDSON

Before me personally appeared KENNETH L. HARVEY,

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 26th day of September A. D. 19 85

y commission expires 3-8-89

* Rebecca L Ballinger

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 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, Davidson COUNTY

hereby swear or affirm that the actual consideration is transfer or value of property transferred, whichever ater is $ 56,700.00 which amount is equal to or e than the amount which the property transferred would nd at a fair voluntary sale.

Affiant

ribed and sworn to before me this 31 day of

tober 19 85

Notary Public or Register

16-87

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
WILLIAM T. HILL

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_____

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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

5670.00- CONT.
144.85 CTAX
.50 PRFE
6.00 WDED
CHECK 151.35-
5041A11/08/85 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 6 9 7.

IDENTIFICATION REFERENCE

Nov 8 10 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190294