B07 27 WELLSPRING, Norman Earl

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 162-13 116	PROPERTY ADDRESS 421 Cedarmont Drive Nashville, Tennessee 37211
SEND TAX NOTICES TO: Morris Mortgage Corp. 1000 Circle 75 Pkwy. Suite 800 Atlanta, GA 30339	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
RONALD F. WILLIAMS, a single person,

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whose address is Nashville, Tennessee 37211

, 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. 60 on the plan of Monte Carlo Subdivision, Section 2A, a plat of which is of record in Book 4955, Page 45, Register's Office for Davidson County, Tennessee. Said Lot No. 60 fronts 80.40 feet on the northwesterly side of Cedarmont Drive and extends back 127.03 feet on the southerly side between Lot No. 60 and Lot No. 61 and extending back 149.87 feet on the northerly side between Lot No. 60 and Lot No. 59, to a rear measurement of 110.32 feet which is on the boundary line of the subdivision.

This conveyance is made subject to the following:

1. 1986 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 5202, Page 261, said Register's Office.
3. The Plan of record in Book 4955, Page 45, said Register's Office, shows a 30 foot minimum building setback line from Cedarmont Drive; a 10 foot drainage and utility easement along the rear line(s) of said lot; and a 2.5 X 25 foot utility anchor easement along the northeasterly front of said lot.

Being the same property conveyed to Grantor by deed from Billy Higginbotham, Trustee, dated July 10, 1985, of record in Book 6618, Page 621, 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 9th day of October, 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:

*

*

STATE OF TENNESSEE

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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 9th day of October A. D. 19 85

My commission expires 3-8-89

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Rebecca L. Ballinger

Notary Public

(Official title)

IDENTIFICATION REFERENCE 5 6 1 7 1.

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN Nov 26 12 20 PM '85

*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, Williamson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 55,392.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ronald F. Williams

Affiant

Subscribed and sworn to before me this 21st day of November, 19 85

Notary Public or Register

170-89

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
RONALD F. WILLIAMS, a single person

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
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

55392.00- CAPIT,
144.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 150.54-
D478A11/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56171

IDENTIFICATION REFERENCE

Nov 26 12 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195602