LACEY, Paul R.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 75-5-55 4D-68400	PROPERTY ADDRESS 4936 Shadowlawn Drive Hermitage, Tennessee 37076
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

BOOK 6762 PAGE 958

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
LARRY K. MARSH and wife, BARBARA A. MARSH

whose address is Hermitage, Tennessee 37076

, 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 Hermitage, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for said County. Said Lot No. 50, which is a corner lot, fronts 114.18 feet on the northwesterly margin of Shadowlawn Drive and fronts 102.63 feet on the northeasterly margin of Shadowlawn Court, said frontages being joined by a curve having a length of 39.27 feet and extends back 114.87 feet on the northwesterly line and 110.00 feet on the northeasterly line to a point of intersection.

This conveyance is made subject to the following:
1. 1986 Metro Davidson County Taxes.
2. The Plat of said Subdivision of record in Plat Book 4860 at Page 43, Register's Office for Davidson County reveals a utility and drainage easement 10 feet in width along the side and front street property lines and a 30 foot minimum building setback line from Shadowlawn Drive and Shadowlawn Court.
3. Restrictive covenants of record in Book 4938, Page 337, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed from RIHT Mortgage Service Corporation, dated December 16, 1985, of record in Book 6749, Page 993, 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 6th day of January, 19 86, 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.

690 24

IDENTIFICATION REFERENCE

JAN 15 1 93 PM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

CHECK

Witness:

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)

2995

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 6th day of January A. D. 19 86

My commission expires 9/9/89

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Deborah L. Brecher

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

or we hereby swear or affirm that the actual consideration or this transfer or value of property transferred, whichever is greater, is $61,800, which consideration 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 15th day of January, 19 86

Notary Public or Register

MY COMMISSION EXPIRES 1/9/86

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
LARRY K. MARSH and wife,
BARBARA A. MARSH

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 _____

BOOK 6762 PAGE 960

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

61800.00- CANT.
160.63 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.13-
6095A01/15/86 BAL- .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 0 2 4

IDENTIFICATION REFERENCE

JAN 15 1 93 PM '86

FELIX Z. WILSON II
DAVIDSON COUNTY, TN

No. 210843