FILE IN BOX #4
#86-2-38
SMITH, Robert

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 110-12-52 6DA-33699	PROPERTY ADDRESS 804 Carlyle Place Nashville, Tennessee 37211
SEND TAX NOTICES TO: NATIONAL MORTGAGE COMPANY 4041 Knight Arnold Road, Memphis, TN 38118	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Attorney VA Regional Office, Nashville, TN 37203

SPECIAL WARRANTY DEED

BOOK 6795 PAGE 384

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
CAMILLE M. RUCKER, a single person,

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:
Land in Davidson County, Tennessee being Lot No. 180 on the Map of Battlewood Subdivision, Section 2, of record in Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee more particularly described as follows: Beginning with a point in the westerly margin of Carlyle Place at the common corner of Lots 180 and 181; thence southwesterly along the common line between said two lots 174.70 feet to a point at the common rear corner of said two lots; thence northwesterly 83.13 feet westerly 40 feet to a point at the common corner of Lots 180 and 179; thence northeasterly 168.40 feet to a point in the westerly margin of Carlyle Place at the common corner of Lots 179 and 180; thence along said margin southeasterly 61.55 feet to a point at the beginning of a curve; thence around said curve 30.77 feet in a southeasterly direction to a point; thence along said margin 40.0 feet in a southeasterly direction to the point of beginning.

This conveyance is made subject to the following:
1. 1986 Metro Davidson County Taxes.
2. The plan of record in Book 1835, Pages 95 and 96, said Register's Office shows a 60-foot minimum building setback line from Carlyle Place and a 10-foot easement for public utility purposes along the rear line of said lot; and easement for sanitary sewers and/or storm drainage purposes of record in Book 5091, Page 222, said Register's Office.

Being the same property conveyed to Grantor by deed from The Richard Gill Company, dated October 18, 1985, of record in Book 6727, Page 375, in the 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 25th day of February, 1986, 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.

Acting EVERETT ALVAREZ, Jr.
~~The~~ *Administrator of Veterans Affairs*

*By _____ [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

Witness:

_____

_____

VETERANS ADMINISTRATION REGIONAL OFFICE
NASHVILLE, TN Phone (615) 736-5243

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

03/04/86 28- CHECK

8 0 1 3 2

IDENTIFICATION REFERENCE

Mar 4 11 13 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 25th day of February A. D. 19 86

My commission expires 9/9/89

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Deborah L. Bruchey

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 or this transfer or value of property transferred whichever is greater, is $ 45,300.00 which amount is equal to or greater than the amount which the property transferred would commend at a fair voluntary sale.

Camille M. Rucker

Affiant

Subscribed and sworn to before me this 28th day of February 19 86

Notary Public or Register

Commission Expires: 2/19/88

Special Warranty Deed

FROM ADMINISTRATOR OF VETERANS AFFAIRS

TO CAMILLE M. RUCKER, 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 _____, 19 ____

_____ day of _____, Clerk.

When recorded mail to—

626259

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6795 PAGE 386

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
			45300.00- CAMT.	
			117.75 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 104.25-	
			9615A03/04/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 1 3 2

IDENTIFICATION REFERENCE

MAR 4 11 13 AM 86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 224026