GOODBREAD, Leo

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 106-14 146	PROPERTY ADDRESS 1910 Lyle Lane Nashville, Tennessee 37211
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 6830 PAGE 108

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

AMIR H. MOGHADDAMI & MARIAN K. CURTIS & MAJID MOHIEDDIN, TENANTS IN COMMON

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. 36 on the Plan of Sharpe Park, of record in Book 2330, Page 105, Register's Office for said County, and described as follows: Beginning at a point in the northerly margin of Imperial Drive at the corner of Lots 36 and 37; thence with the line between said lots northwardly 237.5 feet to a point; thence westwardly 118.5 feet to a point in the easterly margin of Lyle Lane, formerly Lylewood Drive; thence with the margin of the same southerly 226.92 feet to a concrete monument at the beginning of a curve; thence around said curve southeasterly 31.39 feet to a point in the northerly margin of Imperial Drive; thence with the margin of the same eastwardly 143.43 feet 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 2330, Page 105, Register's Office of Davidson County, shows a 60' minimum building setback line from Lyle Lane, formerly Lylewood and 80 feet from Imperial Drive; a 10' easement for public utility purposes along the northerly line of said lot.
3. Restrictive covenants of record in Book 2635, Page 535, said Register's Office.
4. Survey by John Kohl dated July 1, 1983, shows a 8' X 50' overhang easement located in the southwesterly corner of said lot.

Being the same property conveyed to Grantors by Deed from Third National Mortgage Company, dated February 10, 1986, of record in Book 6811, Page 695, 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 10th day of April, 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.

THOMAS K. TURNAGE
The Administrator of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

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)

Witness:

* _____

* _____

IDENTIFICATION REFERENCE

APR 16 8 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9 1 8 8 9

172.54

3501

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6830 PAGE 109

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 10th day of April A. D. 19 86

My commission expires 9/9/89

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Deborah L Brooks

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 for this transfer or value of property transferred, whichever is greater, is $ 65,900, which amount 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 15 day of April 19 86

_____ Notary Public or Register

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

AMIR H. MOGHADDAMI &
MARIAN K. CURTIS &
MAJID MOHIEDDIN, TENANTS IN COMMON

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 6830 PAGE 110

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
			63900.00-	CANT.
			166.14	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	172.64-
3501	AC	4/16/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91889

IDENTIFICATION REFERENCE

APR 16 8 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237579