MATLOCK, Glen M.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 148-03 Parcel 46.00, Fld Bk05Du-12346	PROPERTY ADDRESS 1509 Antioch Pike Nashville, Tennessee 37013
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

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

PATRICK C. SMITH AND WIFE, JANICE FAYE SMITH

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whose address is Nashville, Tennessee 37013

, 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. 306 on the Plan of Cherokee Hills, Section 3, of record in Plan Book 3500, Page 79, Register's Office for Davidson County, Tennessee. Said Lot No. 306 fronts 80 feet on the southerly margin of Antioch Pike and extends back 156 feet on the westerly line and 113 feet on the easterly line to a dead line in the rear, measuring 90.8 feet thereon.

This conveyance is made subject to the following:
1. 1986 Metro Davidson County Taxes.
2. The recorded plan shows a 30-foot setback line from Antioch Pike, a 20-foot easement for public utilities along the southerly rear line, a 5-foot drainage and utility easement along the easterly side line.
3. Restrictive covenants contained in an instrument of record in Book 3703, Page 311, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed from First Tennessee Bank National Association, dated January 19, 1986, of record in Book 6808, Page 726, 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 21st 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 KENNETH L. HARVEY [SEAL]

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 29 2 28 PM '86

FELIX Z. ANDERSON REGISTER DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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 21st day of April A. D. 19 86

My commission expires 9/9/89

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah L. Beecher

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 $ 53,850 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Connie Johnson

Subscribed and sworn to before me this 29 day of April 19 86

B. Edwards - Dep.

Notary Public or Register

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

PATRICK C. SMITH AND WIFE

JANICE FAYE SMITH

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the _____ day of _____ A. D. 19__, _____ o'clock __M. Noted in Note Book __, _____, and recorded in Book of Deeds _____, _____, page _____

Fee paid, $ _____

Witness my hand, _____, Register.

_____ tax ..... $ _____

_____'s fee ..... $ _____

Total ..... $ _____

_____ day of _____, 19__

_____, Clerk.

_____ 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

53850.00- CAMT.
139.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.38-
8194A04/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95830

IDENTIFICATION REFERENCE

APR 29 2 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242160