BOOK 6870 PAGE 423 BASS, Raymond M.

TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 3211 Mexico Drive 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

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
MAXINE UNDERWOOD AND LILLIAN TERRY 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:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Bordeaux Hills, Section IV, as of record in Book 3600, Page 49, Register's Office for said County. Said Lot No. 127 fronts 57 feet on the westerly side of Mexico Drive and runs back 154.27 feet on the southerly line and 169.91 feet on the northerly line, which is a broken line, to a dead line and measures 17.2 feet.

This conveyance is made subject to the following:
1. 1986 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 3765, Page 141, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 3600, Page 49, said Register's Office, shows a 30 foot minimum building setback line from Mexico Drive and a 10 foot easement for public utility and drainage along the northwesterly corner of said lot, widening to 15 feet along the rear lines of said lot.
4. The survey of the premises made by John Kohl, Surveyor, dated June 14, 1979, shows the neighbors fence encroaches onto the subject property.

Being the same property conveyed to Grantors by deed from Wachovia Mortgage Company, dated March 7, 1986, of record in Book 6818, Page 842, 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 22nd day of May, 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.

IDENTIFICATION REFERENCE 05202

MAY 29 12 50 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

THOMAS K. TURNAGE
The Administrator of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Witness:

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)

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 22nd day of May A. D. 19 86

My commission expires 2/9/89

* Deborah L. Beech

Notary Public

(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*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 $ 50,360 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 14th day of May, 19 86.

B. Edwards-Dep. Reg.

Notary Public or Register

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

MAXINE UNDERWOOD AND LILLIAN TERRY 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 _____

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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
			[illegible]	
			[illegible]	
			[illegible]	
			[illegible]	
			[illegible]	137.50
			05/29/86 [illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05202

IDENTIFI REFERENCE

MAY 29 12 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252959