WOOLFOLK, Lewis P.
TENNESSEE

VA Form 26-6140a - (Rev. 1982)
Section 1820, Title 38, U.S.C.

INFORMATION FOR TAX ASSESSOR Mail

TAX PARCEL NO.	PROPERTY ADDRESS
60-1 Parcel 99	3156 Ewingwood Drive Nashville, Tennessee 37207
SEND TAX NOTICES TO: Box 22597 37202	THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney VA Regional Office, Nashville, TN 37203

SPECIAL WARRANTY DEED

BOOK 6882 PAGE 893

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

MARCELL D. LUNSFORD AND WIFE MARITA F. LUNSFORD

whose address is Nashville, Tennessee 37207

, 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. 63 on the Plan of Golden Valley Estates, Section One, of record in Book 4175, Page 142, Register's Office for said County. Said Lot No. 63 fronts 56.0 feet on the northerly margin of Ewingwood Drive and extends back 141.47 feet on the easterly line and 173.9 feet on the westerly line to a dead line in the rear, measuring 64.71 feet thereon.

This conveyance is made subject to the following:

1. 1986 Davidson County Taxes.
2. Restrictive covenants filed of record in Book 4447, Page 108 & Book 4447, Page 594, Register's Office for Davidson County, Tennessee.
3. Recorded plat and survey show a 30 foot building setback line from Ewingwood Drive, which said building line has been violated in that said porch extends over and across said building line.
4. Survey prepared by John Kohl & Company dated August 10, 1984, shows a 10 foot public utility and drainage easement along the rear line of said lot and a 5 foot public utility and drainage easement along each side line of said lot.
5. Survey prepared by John Kohl & Company dated August 10, 1984, shows the neighbor's fence encroaching onto the subject property and onto the 5 foot public utility easement along the front portion of the westerly side lot line approximately 2 feet.

Being the same property conveyed to Grantors by deed from The Kissell Company, dated September 17, 1985, of record in Book 6691, Page 755, 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 3rd day of June, 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]
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

JUN 10 2 56 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6882 PAGE 893

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 3rd day of June A. D. 19 86

My commission expires 9/9/89

* [signature]

Notary Public

(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*Print, typewrite, of 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 $ 22,965.00, 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 5th day of June, 19 86

Notary Public or Register

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

MARCELL D. LUNSFORD AND WIFE

MARITA F. LUNSFORD

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 _____, 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 6882 PAGE 909

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

22985.00- CONT
59.80 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 66.30-
3884A06/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09115

IDENTIFICATION REFERENCE

JUN 10 2 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257501