Calvin Shaw

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

BOOK 6965 PAGE 680 TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 119060	PROPERTY ADDRESS 14 A Lutie Street, Nashville, Tennessee 37210
SEND TAX NOTICES TO: Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Ave., 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

FRANCES L. DUNN and CHARLES E. HEREFORD, Tenants In Common

whose address is

Nashville, Tennessee 37210

, 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:

Being Lot No. 10 on the Plan of Rosewood Estates, Section II, as of record in Book 4955, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:

1. 1986 Davidson County Taxes.
2. Restrictions of record in Book 5110, page 595, Book 5176, page 649, Book 5264, page 398, in Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 4955, page 125, Register's Office for Davidson County, Tennessee, shows a 30 foot minimum building setback line from Lutie Street, and a 10 foot easement for public utility and drainage purposes along the rear and north line and a 10 foot easement for public utility and drainage purposes along northeasterly line of said lot.
4. There is a 2.5' x 30' anchor easement located on the northeasterly corner of lot.

Being the same property conveyed to Grantors by deed from GMAC Mortgage Corporation of Iowa, dated June 10, 1986, of record in Book 6896, page 926, of the Register's Office for 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 August, 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

SEP 2 1 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

37356

CHECK

Witness:

*1.30-

*

6749

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)

STATE OF TENNESSEE

BOOK 6965 PAGE 681

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 August A. D. 19 86

My commission expires 9/9/89

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Patricia L. Beech

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, _____ COUNTY

I or we hereby swear or affirm that the actual consideration or this transfer or value of property transferred whichever is greater, is $49,606 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 2nd day of Sept, 1986

Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
FRANCES L. DUNN and
CHARLES E. HEREFORD,
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 6965 PAGE 682

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

49600.00- CAMT.
138.38 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 145.38-
6649A09/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37356

IDENTIFICATION REFERENCE

SEP 2 | 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289580