PHELPS, Ronald Lee

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 44 Parcel 30	PROPERTY ADDRESS Route 3, Bull Run Road Ashland City, Tennessee 37015
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
JIMMY R. MAYBERRY AND WIFE DOROTHY S. MAYBERRY

whose address is Ashland City, Tennessee 37015

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, 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 Ashland City, County of Davidson, State of Tennessee, to wit:

A tract of land lying in the 13th Civil District of Davidson County, Tennessee, according to a survey by Cummings & Cummings, Surveyors, of record in Book 4885, Page 73, Register's Office for said County and described as follows: Beginning at an iron pin in the northwesterly margin of Bull Run Road, said pin lying in the Southwesterly line of the property conveyed to Wayne Fisher and wife, by deed from J. L. Gallaher, as of record in Book 3308, Page 184, Register's Office for said County; thence with said Fisher's southwesterly line North 26 degrees 15' West 400 feet+ to an iron pin at Fisher's west corner; thence South 63 degrees 45' West 226 feet to an iron pin; thence South 26 degrees 15' East 404.1 feet to an iron pin in the northwesterly margin of said road; thence with the northeasterly margin of said road North 62 degrees 42' East 226 feet to the beginning, containing 2.2 acres more or less.

This conveyance is made subject to the following:
1986 Davidson County Taxes.

Being the same property conveyed to Grantors by deed from Paul D. McAllister, Substitute Trustee, dated May 8, 1986, of record in Book 6864, Page 902, 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 7th day of August, 1986, 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.

Witness:

*_____

*_____

37967

IDENTIFICATION REFERENCE

SEP 3 11 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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)

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 7th day of June A. D. 19 86

My commission expires 9/9/89.

* Deborah L. Beeler

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 _____

Davidson
29,550.00

STATE OF TENNESSEE, _____ COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater, is $ 29,550.00 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 11 day of Aug 1986

Notary Public or Register

MY COMMISSION EXPIRES JANUARY 15, 1988

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
JIMMY R. MAYBERRY AND WIFE
DOROTHY S. MAYBERRY

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

29550.00- CAMT.
82.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 89.10-
7308A09/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37967.

IDENTIFICATION REFERENCE

SEP 3 11 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290216