SPENCER, Dwight

TENNESSEE

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

BRENDA BUSH BELL	INFORMATION FOR TAX ASSESSOR
TAX PARCEL NO. 83-8-82	PROPERTY ADDRESS 2112 Richmond Hill Drive Nashville, Tennessee 37207
SEND TAX NOTICES TO: Meritor Mortgage Corp.-East 760 West Sproul Rd.;Springfield,PA 19064	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

BRENDA B. BELL, unmarried a/k/a BRENDA BUSH BELL BOOK 6997 PAGE 616

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. 6 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plan erference is hereby made for a more complete and accurate legal description.

Said Lot No. 6 fronts 56 feet on the southerly side of Richmond Hill Drive and runs back between parallel lines 150 feet to a dead line in the rear.

INCLUDED in the above description but EXPRESSLY EXCLUDED therefrom is that portion of the property conveyed to the State of Tennessee, by deed from Harry B. Swift, Sr. and wife, Audrey B. Swift of record in Book 4655, Page 843, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1. 1986 Metro Davidson County Taxes.
2. Restrictions of record in Book 4447, Page 108, amended in Book 4447, Page 594, Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 4175, Page 142, Regiser's Office for Davidson County, Tennessee, shows a 30 foot minimum building setback line from Richmond Hill Drive and 5 foot utility and drainage easements along the east and west lot lines. The porch is violating the minimum building setback line.
4. A portion of a fence serving subject property is encroaching onto the neighboring lot on the west lot line; the fence serving subject property is encroaching onto the right of way on the front line. A driveway serving subject property is encroaching onto the neighboring property on the east lot line.

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.

Being the same property conveyed to Grantor by deed from Federated Financial Corporation, dated September 5, 1986, of record in Book 6979, Page 684, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor, this 29th day of September, 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 _____ [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

OCT 2 11 58 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 29th day of September A.D. 19 86

My commission expires 9/9/89

* Deborah L. Beecher

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, _____ COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 54,000.00, 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 29TH day of September 19 86

Notary Public or Register

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

BRENDA B. BELL

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

FILE BOX 44

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

34195.00- CAMT.
95.76 CSTAX
.50 PRFE
6.00 MDE
CHECK 102.26-
9440A10/02/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48699

IDENTIFICATION REFERENCE

OCT 2 11 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302085