HORSWILL, Charles E.
TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 83-7-PAR 102 ETAL	PROPERTY ADDRESS 725 Powers Avenue Nashville, Tennessee 37206
SEND TAX NOTICES TO: 8300 Sawyer Brown Rd	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
MARY ANN MOTT A SINGLE PERSON

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whose address is 8300 Sawyer Brown Road G306
Nashville, Tennessee 37221

, 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 the easterly part of Lot No. 1, Block "A" on the plan of Tillman Subdivision, Part 1, of record in Book 1130, Page 29, Register's Office for said County; and described according to a survey by John B. Kohl, III, dated April 9, 1985, as follows: Said part of Lot No. 1, which is a corner lot, fronts 59.3 feet (49.8 feet, more or less, by field measure) on the westerly margin of Powers Avenue and fronts 132.55 feet (112 feet by field measure) on the southerly margin of Tillman Avenue, said frontages being joined by a curve having a length of 31.41 feet, and extends back 150 feet (140.9 feet, more or less, by field measure) on the southerly line and 70 feet on the westerly line to a point of intersection.

This conveyance is made subject to the following:
1. 1987 Davidson County Taxes.
2. The plan of record in Book 1130, Page 29, Register's Office, Davidson County, Tennessee, shows a 30 foot minimum building setback line from Powers Avenue and a 15 foot minimum building setback line from Tillman Avenue; and an easement for sanitary sewer with a 12 inch pipe contained therein running across the rear portion of said lot.
3. Survey by John B. Kohl, III, dated April 9, 1985, discloses the house in violation of the 15 foot minimum building setback line from Tillman Avenue.

Being the same property conveyed to Grantor by deed from Dominion Bankshares Mortgage Corporation, dated December 24, 1986, of record in Book 7106, Page 303, 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 January, 19 87, 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.

8674

IDENTIFICATION REFERENCE

JAN 30 10 16 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

THOMAS K. TURNAGE
The Administrator of Veterans Affairs

*By Kenneth L. Harvey [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

Witness

Witness

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

COUNTY OF DAVIDSON

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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 January A. D. 19 87

My commission expires 9/9/89

* Deborah L. Leach

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 $ 38895.00 (the consideration amount is or includes real property which was the primary residence of the seller within the last twelve months) which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 30 day of Jan., 1987

Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
MARY ANN MOTT
A SINGLE PERSON

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
			38395.00- CAMT.	
			103.92 CSTAX	
			.50 PRFEE	
			6.00 WDED	
			CHECK 115.42-	
			476DAC1/30/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88674

IDENTIFICATION REFERENCE

JAN 30 10 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40243