BERNARD, Earlis

file 9

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 2900 Kinwood Drive, Antioch, Tennessee
SEND TAX NOTICES TO: Map 150-5, Parcel 4	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Attorney 110 9th Ave., South, Nashville, TN 37203

SPECIAL WARRANTY DEED

THIS DEED, between the Administrator of Veterans Affair's, an Officer of the United States of America, whose address is Veterans Administration, Washington, D. C. 20420, hereinafter called Grantor, and

LARRY S. CARTER and wife, DEBRA A. CARTER

whose address is

Antioch, Tennessee , 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:

LAND in Davidson County, Tennessee, being Lot No. 96 on the Plan of Forest View Park Section One, as of record in Book 3700, page 109 and 110, 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. 1987 Metro Davidson County Taxes.
2. Restrictions of record in Book 4114, Page 674, in the Register's Office for Davidson County, Tennessee.
3. Plan of record in Book 3700, Page 109-110, Register's Office for Davidson County, Tennessee, shows a 30 foot minimum building setback line from Kinwood Drive, and a 30 foot minimum building setback line from Anderson Road, and a 10 foot easement for sewer purposes along the northerly line and a 10 foot easement for public utility and drainage purposes along the southerly line of said.
3. There is an overhang easement located along the westerly lot line.
4. The driveway serving subject property is encroaching upon the public utility overhang easement along the westerly line of said lot.

Being the same property conveyed to Grantors by deed from Lincoln Service Corp., dated August 22, 1986, of record in Book 7060, Page 142, 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 19th day of February, 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.

The Administrator of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY
Loan Guaranty Officer
Title

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:

*03/0 *201.1 Chec

0 0 7.1 6

IDENTIFICATION REFERENCE

MAR 5 2 07 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

327

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me personally appeared KENNETH L. HARVEY,

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 19th day of Feb. A.D. 19 87

My commission expires 9/9/89

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah L. Beecher

DEBORAH L. BEECHER
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, 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 $ 69,472.00 which amount is equal to or greater than the amount which the property would command at a fair

Larry S. Carter
(Affiant)

Subscribed and sworn to before me this 20th day of February 1987

Notary Public or Register

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
LARRY S. CARTER and wife,
DEBRA A. CARTER

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

69472.00- CONT.
194.69 STAX
.50 PROB
6.00 WDF
CHECK 201.19-
0071/03/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 0 7 1 6

IDENTIFICATION REFERENCE

MAR 5 2 07 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53476