BOOK 7179 PAGE 443
MOORE, Carl E.

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

Box 7

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map#58-11 Par.#113 13DA-56586	PROPERTY ADDRESS 129 Hodge Circle Nashville, Tennessee 37218
SEND TAX NOTICES TO: Atlantic Coast Mortgage Co. 3975 University Dr., Fairfax, Va. 22030	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
TYREE BOWERS A SINGLE PERSON

whose address is 129 Hodge Circle
Nashville, Tennessee 37218
, 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:
A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Royal Hills Subdivision, Section 2, as of record in Book 4660, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the metes and bounds of said lot.

This conveyance is made subject to the following:
1. 1987 Davidson County Taxes.
2. Restrictions of record in Deed Book 4950, Page 530, Register's Office for said County.
3. Survey and recorded plat show a 30-foot minimum building setback line which has been violated by a porch.
4. Survey prepared by Lewis R. Mefford, Jr., shows a 10-foot public utility and drainage easement across rear of property.

Being the same property conveyed to Grantor by deed from Chemical Mortgage Company, dated October 28, 1986, of record in Book 7060, Page 135, 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 19th day of March, 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.

07565

IDENTIFICATION REFERENCE

MAR 25 11 22 AM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

THOMAS K. TURNAGE
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)

Witness:

*

*

3/25/87

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 19th day of March A. D. 19 87

My commission expires 9/9/89

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Diana L. Brooks

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, _____, hereby swear or affirm that the actual consideration or true value of property transferred, whichever is greater, is $5600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Affiant

Subscribed and sworn to before me this _____ day of _____, 19____

Notary Public or Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,600

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 87

Deputy Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
TYREE BOWERS 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

This instrument was prepared by: SATURN & MAZER, ATTORNEYS

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

5[illegible].00 CAMT.
159.63 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.13-
0094:03/25/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07565

IDENTIFICATION REFERENCE

MAR 25 11 22 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 61120