BOOK 7191 PAGE 699 BATES, Paul W.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 70-13 Par 94 2a	PROPERTY ADDRESS 3001 Cliff Drive Nashville, Tennessee 37207
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
WILLIE C. SWANSON AND WIFE WILMA V. SWANSON

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:

TRACT I: Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, near Bordeaux, lying between the Hamilton Road and Cumberland River, and described as follows: Beginning in the southerly margin of Cliff Drive at a point 542.5 feet east of the center of Hamilton Road, being the northeast corner of a lot conveyed to Martha Josephine Curtis; thence with the southerly margin of said Cliff Drive, south 58 degrees east 75 feet to the northwest corner of a lot conveyed to Will E. Perry; thence south 32 degrees west 160 feet; thence north 58 degrees west 75 feet; thence north 32 degrees east 160 feet to the beginning.

TRACT II: Land in the 13th Civil District of Davidson County, Tennessee, near Bordeaux, lying between the Hamilton Road and Cumberland River, and described as follows: Beginning at a point 160 feet south of the southerly margin of Cliff Drive at the southeast corner of the property conveyed to William King and wife, by deed from Everett Templeton and wife, of record in Book 3311, Page 309, said Register's Office; thence south 32 deg. west 50 feet; thence North 58 deg. west 75 feet; thence North 32 deg. east 50 feet to the southwest corner of said King property; thence with said King's southerly line south 58 deg. east 75 feet to the beginning.

This conveyance is made subject to the following:
1987 Metro Davidson County Taxes.

Being the same property conveyed to Grantors by deed from Simmons First Mortgage Company, dated January 22, 1987, of record in Book 7155, Page 971, 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 26th day of March, 1987, 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.

1154

IDENTIFICATION REFERENCE

APR 3 1 22 PM '87

FELIX 2. ANDERSON II REGISTER
DAVIDSON COUNTY, TN

THOMAS K. TURNAGE
The Administrator of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

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

BOOK 7191 PAGE 710

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 26th day of March A. D. 1987

My commission expires 9/9/89

*Deborah L. Peeples

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 $ 48,155 which amount is equal to or greater than the amount which the property is assessed would command at a fair voluntary sale.

Affiant Connie Johnson

Subscribed and sworn to before me this 2nd day of April, 1987

Notary Public or Register

Deputy Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
WILLIE C. SWANSON AND WIFE
WILMA V. SWANSON

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—

526259

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7191 PAGE 701

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

4015 [illegible] - [illegible]
[illegible] [illegible]
.50 [illegible]
[illegible] [illegible]
[illegible] K 141.46-
02/04/88/07 [illegible] .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11154

IDENTIFICATION REFERENCE

APR 3 1 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65142