BOOK 7301 PAGE 595 TAYLOR, Jr., Adam N.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 058-11, 039	PROPERTY ADDRESS 104 Lunn Circle Nashville, Tennessee 37218
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
JUANITA W. CHERRY A SINGLE PERSON

whose address is 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:

LAND in Davidson County, Tennesse, being Lot No. 36 on the Plan of Royal Hills, Section 1, of record in Book 4675, Page 73, said Register's Office.

SAID Lot No. 36 fronts 33.41 feet on the southwesterly margin of Lunn Circle and extends back 157.30 feet on the northerly line and 233.57 feet on the southerly line which is a broken line to a dead line in the rear measuring 132.8 feet thereon.

This conveyance is made subject to the following:
1. 1987 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 4813, Page 77, and Book 4895, Page 102, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 4675, Page 73, said Register's Office, shows a 30 foot minimum building setback line from Lunn Circle and a 20 foot easement for public utility and drainage purposes along the rear line of said lot, and a 10 foot easement for public utility and drainage purposes along the southeasterly line of said lot.

Being the same property conveyed to Grantor by deed from Sears Mortgage Corporation, dated March 23, 1987, of record in Book 7294, Page 876, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: VETERANS ADMINISTRATION

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 15th day of July, 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.

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:

*

*

47.48

IDENTIFICATION REFERENCE

JUL 21 6 57 AM '87

FELIX E. ... 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 15th day of July A. D. 19 87

My commission expires 9/9/87

OFFICERS HAVING SEAL
JUST IMPRESS SEAL

* Deborah F. Breeze

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 $ 48150 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Connie Johnson
Affiant

Subscribed and sworn to before me this 31st day of July, 1987

W. D. Notary Public or Register

Dog Leg

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
JUANITA W. CHERRY
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
			[illegible] CASH	
			134.00 STAX	
			.50 PRFE	
			6.00 MISC	
			CHECK [illegible]	
			106380772178? RAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47491

IDENTIFICATION REFERENCE

JUL 21 8 57 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 106011