GAVIN, Madlene Y.

VA Form 26-6440a - JAN 1982
Section 1823, Title 38, U.S.C.

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TENNESSEE

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. 82-5-136 | PROPERTY ADDRESS 932 Eastland Avenue<br>Nashville, Tennessee 37216 |
| SEND TAX NOTICES TO: Loan Guaranty Officer (264)<br>Veterans Administration Regional Office<br>110 9th Avenue South, Nashville TN 37203 | THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney<br>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

ANTONIO JONES, A SINGLE PERSON

whose address is Nashville, Tennessee 37216

, 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:

Being part of Lot Nos. 4 and 5 on the plan of J.R. Love's Subdivision of the Messengale Tract, as of record in Book 547, Page 4, Register's Office for Davidson County, Tennessee, according to a survey dated September 13, 1984, by John Kohl Registered Land Surveyor No. 100, being described as follows to wit;

Beginning at a point in the southerly margin of West Eastland Avenue (formerly Cleveland Street) 160 feet from the westerly margin of McFerrin Avenue; thence with the southerly margin of West Eastland Avenue, 50 feet to the corner of Lots Nos. 4 and 5; thence southerly with the line between Lot Nos. 4 and 5, 160 feet more or less, to a point in the northerly margin of Cleveland Street; thence in an easterly direction with the northerly margin of said street, 50.2 feet more or less to a point; thence in a northerly direction 160 feet more or less to the point of beginning.

This conveyance is made subject to the following:
1. 1987 Metro Davidson County Taxes.
2. Restrictions given in Codes Letter from the Metropolitan Government of Nashville and Davidson County, of record in Book 5140, Page 730, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Lincoln Service Corporation, dated November 26, 1986, of record in Book 7096, Page 742, 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 27th 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:

*

*

IDENTIFICATION REFERENCE

AUG 4 3 27 PM '87

FEE $ 13.50 REGISTER DAVIDSON COUNTY, TN

5264

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 27th day of July A. D. 19 87

My commission expires 9/9/89.

*Deborah L. Beech

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).

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

Subscribed and sworn to before me this 4th day of August 19 87

Notary Public or Register

5-19-87

**Special Warranty Deed**

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
ANTONIO JONES
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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

34850.00- CAMT.
97.44 CSTAX
.50 PRFEE
6.00 MISC
CHECK 103.94-
7853A08/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52624

IDENTIFICATION REFERENCE

AUG 4 3 27 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01856