BOOK 7318 PAGE 217 BALLENTINE, Lawrence

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 60-13 114	PROPERTY ADDRESS 2643 Old Matthews Road 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

CHERISE McDONALD, A SINGLE PERSON

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:

LAND in Davidson County, Tennessee, being Lot No. 101, Trinity Hills Village, Section III, First Addition, Plat of which is of record in Book 4460, Page 14, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description, refer also to revised plat of record in Book 4460, Page 32, Register's Office for said County.

This conveyance is made subject to the following:

1. 1987 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 4509, Page 480, Register's Office, Davidson County, Tennessee.
3. The Plan of record in Book 4460, Page 14, as revised in Book 4460, Page 32, said Register's Office, shows a 15-foot minimum building setback line from Old Matthews Road, a 10-foot drainage and utility easement along the rear line, a 5-foot drainage and utility easement on the southerly side, an overhang easement on the northerly side, and a 3 X 15 foot utility anchor easement on the front of said lot.
4. The asphalt drive which services lot no. 101 encroaches onto the 5-foot drainage and utility easement; the air conditioning unit encroaches onto the minimum building setback line; and the fence which services said property encroaches onto the adjoining lot along the rear property line as shown on survey by R.L. Montoya, dated 10/29/85.

Being the same property conveyed to Grantor by deed from New South Federal Savings Bank, dated February 23, 1987, of record in Book 7155, Page 969, 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:

* 53237

IDENTIFICATION

Aug 6 9 55 AM '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 27th day of July A.D. 19 87

My commission expires 9/9/89.

* Patricia L. Beecher

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 _____

Davidson

STATE OF TENNESSEE COUNTY

I (or we) hereby swear (or affirm) that the actual consideration for this transfer or value of property transferred whichever is greater is $ _____ which amount is equal to or greater than the amount which the property transferred would command at a fair

Subscribed and sworn to (affirmed) before me this 4 day of _____, 19__

Notary Public or Register

MY COMMISSION EXPIRES
JANUARY 19, 1988

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
CHERISE McDONALD
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 MO - MORTGAGE WD - WARRANTY DEED TD - TRUST DEED	CC - CERTIFIED COPY REL - RELEASE UCC - UNIFORM COMMERCIAL CODE	MISC - MISCELLANEOUS CO TAX - STATE TAX CONVEY MO TAX - STATE TAX MORT PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			51200.00- CO TAX 143.36 CO TAX .50 PRFEE 6.00 MISC CHECK 149.86-	
8544A08/06/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5323 IDENTIF. REFERENCE

Aug 6 9 55 AM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 02528