DUNCAN, Lloyd D &
CROWELL, Joel E.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 3205 Elm Hill Pike Nashville, Tennessee 37214-4205 M-108-B D.120 Blk
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

BOOK 7357 PAGE 897

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

GREGORY T. GADDIS AND WIFE, MELISSA G. GADDIS

whose address is Nashville, Tennessee 37214-4205

, 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 Lot No. 4 on the plan of Trailwood Subdivision, Section 1, as of record in Plat Book 5210. Page 351, Register's Office, Davidson County, Tennessee, to which reference is made for a more particular description of said lot.

This conveyance is made subject to the following:

1. 1987 Metro Davidson County Taxes.
2. Restrictions of record in Book 5728, Page 298, Register's Office, Davidson County, Tennessee.
3. Building lines of record in Plat Book 5210, Page 351, said Register's Office.
4. Survey made by John Kohl & Co. dated March 3, 1983, shows a varying 10 foot drainage & public utility easement containing an 8 inch sewer line across the rear portion of said property.
5. Survey made by John Kohl & Co. dated March 13, 1983, shows a 5 foot public utility and drainage easements along a portion of the northwesterly and southeasterly lot lines.
6. An outstanding statutory right of redemption beginning July 14, 1987.

Being the same property conveyed to Grantors by deed from Mortgage Corporation of the South, dated August 10, 1987, of record in Book 7333, Page 972, 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 4th day of September, 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.

Witness:

6.70.8.5.

IDENTIFICATION REFERENCE

SEP 21 3 01 PM '87

DAVIDSON COUNTY, TN

*_____

*_____

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)

ATE OF TENNESSEE

UNTY OF DAVIDSON

BOOK 7357 PAGE 898

Before me personally appeared KENNETH L. HARVEY, Loan Guaranty Officer,

me known to be the person who executed the foregoing instrument in behalf of the Administrator of Veterans Affairs, who, being me duly sworn, stated that he/she an employee of the Veterans Administration, an agency of the United States Government, and is y authorized to execute this deed on behalf of said Administrator, and acknowledged that he/she voluntarily executed the same as free act and deed of said Administrator.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 4th day of September A.D. 1987

commission expires 9/9/89

* Deborah J. Brecher

Notary Public
(Official title)

FFICERS HAVING SEAL
UST IMPRESS SEAL]

*Print, typewrite, or stamp name of the employee executing this instrument: also names of witnesses and officer taking acknowledgment nediately underneath such signatures.
Note.—If the entire consideration is paid, delete language from (1) to (1a).

ATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that

e foregoing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that

ey were received _____, 19__, at ____ o'clock __ M., and entered in Note Book __, Page ____

E OF TENNESSEE Davidson COUNTY
e hereby swear or affirm that the actual consideration
s transfer or value of property transferred, whichever
ter, is $ 7430 which amount is equal to or
than the amount which the property transferred would
nd at a fair voluntary sale.

Affiant

Sworn to before me this 11 day of

Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
GREGORY T. GADDIS AND WIFE,
MELTSSA G. GADDIS

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

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

74300.00- CAMT.
208.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 214.54-
4750A09/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7 0 8 5

IDENTIFICATION REFERENCE

SEP 21 3 01 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 18377