BEADLE, Catherine
TENNESSEE

VA Form 26-6444a (JAN 1968)
Section 1820, Title 38, U.S.C.

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 86-7 Grace 14	PROPERTY ADDRESS 1012 South Jackson's Valley Hermitage, Tennessee 37076
SEND TAX NOTICES TO Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Avenue South, Nashville TN 37203	MAIL DEED PREPARED TO 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

JOHN M. HURT III AND WIFE, CAROLYN D. HURT

whose address is Hermitage, Tennessee 37076

, 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 Hermitage, County of Davidson, State of Tennessee, to wit:

Being Lot No. 18 on the Plan of Jackson's Retreat Section 1, Phase 1, of record in Book 5200, Page 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 57.46 feet on the south side of Jackson's Valley Road and extends back 124.14 feet on the east line and 152.77 feet on the west line to a broken rear line measuring 112.44 feet thereon.

This conveyance is made subject to the following:
1. 1987 Metro Davidson County Taxes.
2. The plan of record in Book 5200, Page 286, Register's Office, Davidson County, Tennessee, shows a 20-foot building setback line from rear, 30-foot building setback line from Jackson's Valley Road, 8-foot building setback line from east line, a 10-foot easement for public utilities and drainage along the rear line of premises and a 8-foot public utility and drainage easement along the west line.
3. Restrictive covenants contained in an instrument of record in Book 5676, Page 67, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed from Tennessee Housing Development Agency, dated March 4, 1987, of record in Book 7224, Page 754, 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 14th 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.

68455

IDENTIFICATION REFERENCE

SEP 25 8 50 AM '87

DAVIDSON COUNTY, TN

Witness:

*

*

THOMAS K. TURNAGE
The Administrator of Veterans Affairs

*By KENNETH L. HARVEY [SEAL]

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)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7362 PAGE 7

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 14th day of September, A.D. 1987

My commission expires 4/9/89

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Deborah F. Bucher

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

60700.00

John M. Hurt III
Carolyn D. Hurt

24 day of

1987

Notary Public or Register

1-20-87

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
JOHN M. HURT III, AND WIFE,
CAROLYN D. HURT

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—

636259

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7362 PAGE 8

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		PREE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

60700.00- CAMT.
169.96 CSTAX
.50 PREE
6.00 WDEED
CHECK 176.46-
6333A09/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.8.4.5.5.

IDENTIFICATION REFERENCE

SEP 25 8 50 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 19921