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

ESHELMAN, Robert L.
TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 4533 Andrew Jackson Parkway Hermitage, Tennessee 37076
SEND TAX NOTICES 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

JESSE N. RIGGS AND WIFE ELIZABETH D. RIGGS

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. 112 on the Plan of Tulip Grove, Section 3, of record in Book 3700, Page 146, Register's Office for said County, as follows: Said Lot No. 112 fronts 100 feet on the southeasterly margin of Andrew Jackson Parkway and runs back between lines measuring 155.65 feet on the northeasterly line and 154.10 feet on the southwesterly line to a dead line in the rear measuring 108.75 feet thereon.

This conveyance is made subject to the following:
1. 1987 Metro Davidson County Taxes.
2. 15-foot easement for public utilities and drainage, sewer easement, anchor easement and a 40-foot building setback line from Andrew Jackson Parkway as shown on plan of record in Book 3700, Page 146, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 4181, Page 95, Register's Office for Davidson County, Tennessee.
4. Survey dated April 21, 1983, by R. L. Montoya-Land Surveying indicates neighbor's fence encroaching on the subject property along the west lot line by 2 feet, more or less, and the fence for subject property lying within the 15 foot utility and drainage easement along the rear property line.

Being the same property conveyed to Grantors by deed from Thomas Staten, Substitute Trustee, dated August 25, 1987, of record in Book 7345, Page 53, 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 October, 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.

7.8.45.2

IDENTIFICATION REFERENCE

Oct 30 10 54 AM '87

DAVIDSON COUNTY, TN

Witness:

*

*

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)

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 15th day of October A. D. 1987

My commission expires 9/9/89

* Deborah L. Beecher

Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

NOTARY PUBLIC

DAVIDSON COUNTY, TENNESSEE

*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 $ 79,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jesse N Riggs

Subscribed and sworn to before me this 21ST day of October 1987

Elizabeth A. Moss E.A.M.

Notary Public or Register

NOTARY PUBLIC

DAVIDSON COUNTY, TENNESSEE

Special Warranty Deed

FROM ADMINISTRATOR OF VETERANS AFFAIRS

TO

JESSE N. RIGGS AND WIFE

ELIZABETH D. RIGGS

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 _____, 19__

_____ day of _____, 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

79700.00- CAMT.
223.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 229.66-
7904A10/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.4.5.2

IDENTIFICATION REFERENCE

Oct 30 10 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31225