BOOK 7401 PAGE 681 FARABEE, Clara G.

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

TENNESSEE

120-14 Part 1 Js	INFORMATION FOR TAX ASSESSOR
TAX PARCEL NO. Field Bk #2DA 16830	PROPERTY ADDRESS 1234 Currey Road Nashville, Tennessee 37217
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
WOODARD H. FROST A SINGLE PERSON

whose address is Nashville, Tennessee 37217

, 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. 203 on the Plan of Airport Estate Annex of record in Book 1130, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 203 fronts 100 feet along the northerly margin of Currey Road and extends back 497.1 feet along the westerly line and extends back 499.3 feet on the easterly line to a dead line in the rear measuring 100 feet thereon.

This conveyance is made subject to the following:
1. 1988 Metro Davidson County Taxes.
2. Easement granted Metropolitan Government of Nashville and Davidson County, of record in Book 5991, Page 358, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 1432, Page 540, and Book 1394, Page 143, Register's Office for Davidson County, Tennessee.
4. Plan of record in Book 1130, Page 88, said Register's Office, shows certain notes, easements and setback lines.
5. Survey dated July 9, 1986, made by Campbell Surveying Co., indicates porch extends over the prescribed building setback line from Currey Road and neighbor's drive encroaches onto the westerly lot line of subject property by 3 feet, more or less.

Being the same property conveyed to Grantor by deed from RIHT Mortgage Service Corporation, dated September, 23, 1987, of record in Book 7385, Page 842, in the Register's Office of Davidson County, Tennessee.

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.

MORTGAGEE: VETERANS ADMINISTRATION

IN WITNESS WHEREOF, Grantor, this 2nd day of November, 1987, 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: 8 1 9 7 0

IDENTIFICATION REFERENCE

Nov 12 11 17 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

THOMAS K. TURNAGE
The Administrator of Veterans Affairs

*By Kenneth L. Harvey [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

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.

BOOK 7401 PAGE 682

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 2nd day of November A. D. 1987

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).

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 $ 61,700 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Woodard H. Frost
Affiant

Subscribed and sworn to before me this 12TH day of NOVEMBER 1987

Notary Public or Register

Mail

HOMESTEAD
TITLE SERVICES

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
WOODARD H. FROST
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 _____

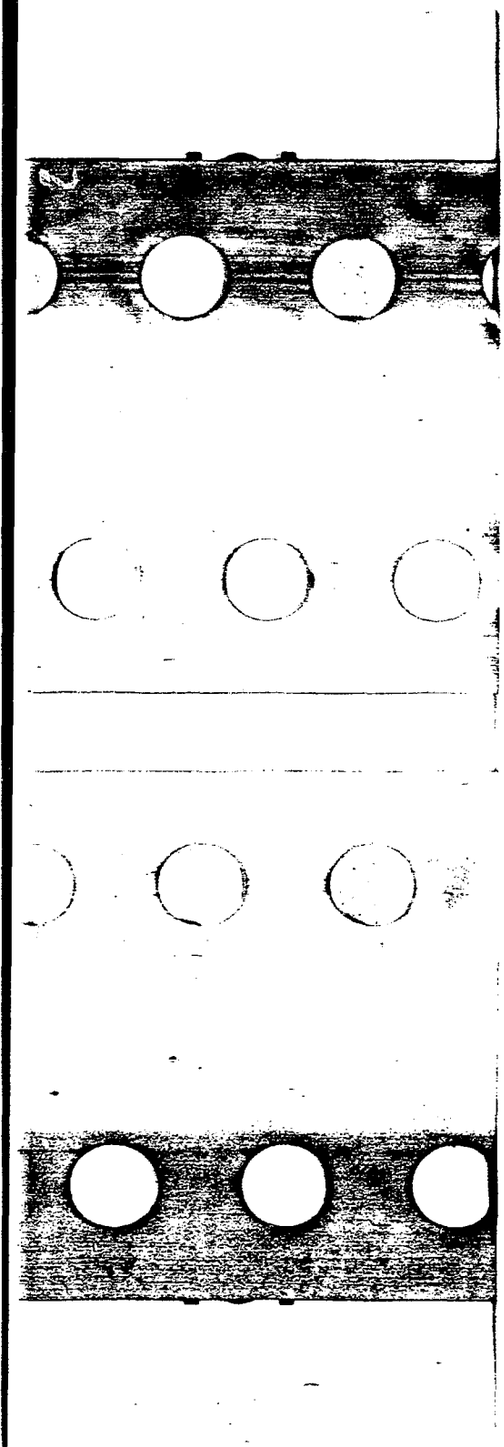
Fee paid, $ _____
Witness my hand, _____, Register.

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 _____

BOOK 7401 PAGE 683

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
			61700.00- CAMT.	
			172.76 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 179.26-	
1929A	11/12/87		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:19:70

IDENTIFICATION REFERENCE

NOV 12 11 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35148