MADISON, Earline

TENNESSEE

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

69-4 Par 195 1a	INFORMATION FOR TAX ASSESSOR
TAX PARCEL NO. 2110 Church St Nash TN 37203	PROPERTY ADDRESS 385 Kingview Drive Nashville, Tennessee 37218
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney Nashville, Tennessee 37218

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
MICHAEL J. SPALDING

2820 04/08 0101 03CHECK 157.70

whose address is 302 Lauderdale Drive
Nashville, Tennessee 37205
, 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. 102 on the plan of Haynes Park, Section 4-A, of record in Book 4860, Page 39, Register's Office for said County. Said Lot No. 102 fronts 75.56 feet on the southeasterly margin of King View Drive and extends back 133.84 feet on the northeasterly line and 138.66 feet on the southwesterly line to a dead line in the rear, measuring 68.74 feet thereon.

This conveyance is made subject to the following:
1. 1988 Metro Davidson County Taxes.
2. Restrictive covenants filed of record in Book 4943, Page 211, Register's Office for Davidson County, Tennessee.
3. Survey and recorded plat show a 30 foot building setback line from Kingview Drive.
4. Survey prepared by John Kohl & Company, dated March 9, 1982, shows a 10 foot public utility and drainage easement along the rear line of said lot.
5. Survey prepared by John Kohl & Company, dated March 9, 1982, shows the drive encroaching onto adjoining property approximately 4 feet, more or less.

Being the same property conveyed to Grantor by deed from Brenda Archbold, Substitute Trustee, dated September 15, 1987, of record in Book 7358, Page 202, 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.

IN WITNESS WHEREOF, Grantor, this 11th day of March, 1988, 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: 19 88 7.

IDENTIFICATION REFERENCE

APR 8 2 30 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

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

BOOK 7512 PAGE 327

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 11th day of March A. D. 1988

My commission expires 9/9/89

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah L. Beech

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

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is $ 54,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Nita S. Speed

Subscribed and sworn to before me this 8th day of April, 1988

Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
MICHAEL J. SPALDING

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 ____

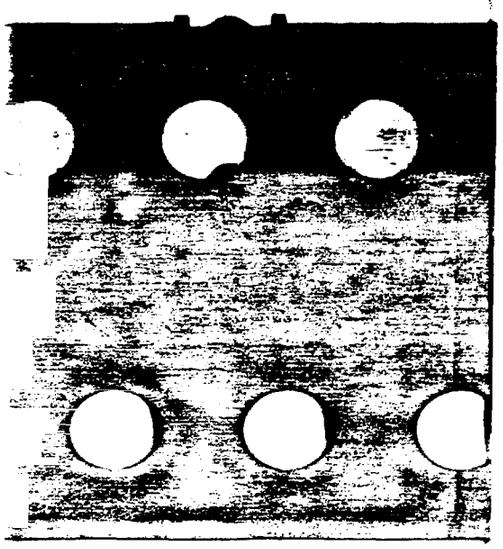
Fee paid, $ _____
Witness my hand, _____, Register.

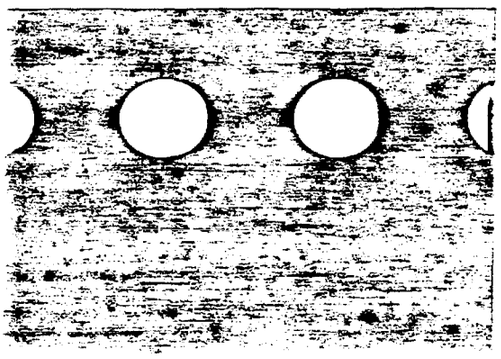
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____, 19__
_____ day of _____, Clerk.
_____, Clerk.

When recorded mail to—

626259





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7512 PAGE 328

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

CAMT 54000.00
CON TX 151.20
PRFEE 0.50
WDEED 6.00
TOTAL 157.70
CHECK 157.70

04/08/88 01 14:30 0001 2820

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 9 9 8 7

IDENTIFICATION REFERENCE

APR 8 2 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78997