File Box. 30

CLARK, Robert George

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 134-13 Par. 174	PROPERTY ADDRESS 225 Eisenhower Drive Nashville, Tennessee 37211
SEND TAX NOTICES TO: Atlantic Coast Mortgage Company, 3975 University Drive, Fairfax, VA 22030	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

JANET HILL BATTLE, A MARRIED PERSON

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whose address is Nashville, Tennessee 37211

, 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. 254 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, Page 34, 35 and 36, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1988 Metro Davidson County Taxes.
2. Restrictions of record in Book 3316, Page 339 and amendments in Book 3343, Page 293, and in Book 3346, Page 428, Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 3300, Page 34, said Register's Office, shows a 30-foot minimum building setback line from Eisenhower Drive and a 10-foot easement for public utility and drainage along the rear line(s) of said lot; and a 2.5 X 25-foot utility anchor easement located on the northwest corner of said lot.

Being the same property conveyed to Grantor by deed from Security Financial & MOrtgage Corp., dated March 1, 1988, of record in Book 7497, Page 657, in the Register's Office of Davidson County, Tennessee.

1034 06/29 0101 03CHECK 206.42

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 24th day of June, 19 88, 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.

14804

IDENTIFICATION REFERENCE

JUN 29 11 29 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Witness:

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

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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 24th day of June A. D. 19 88

My commission expires 9/9/89

* Deborah L. Brock

Notary Public

(Official title)

☐ OFFICER 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, WILLIAMSON COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 71,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair

Janet Hill Battle

Subscribed and sworn to before me this 28th day of June 19 88

Notary Public or Register

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 21, 1990

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

JANET HILL BATTLE

A [redacted] MARRIED 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 ..... $ _____

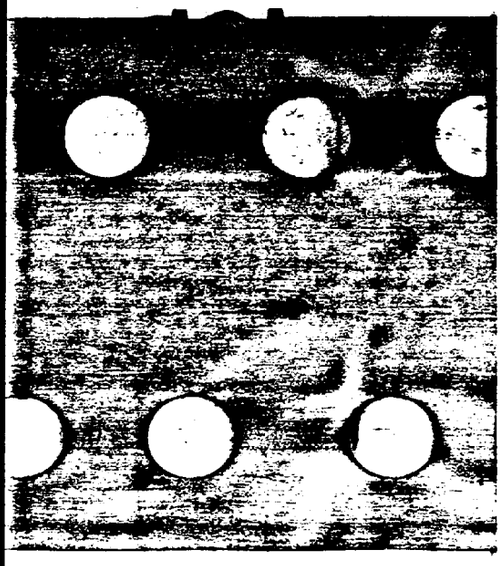
Total ..... $ _____

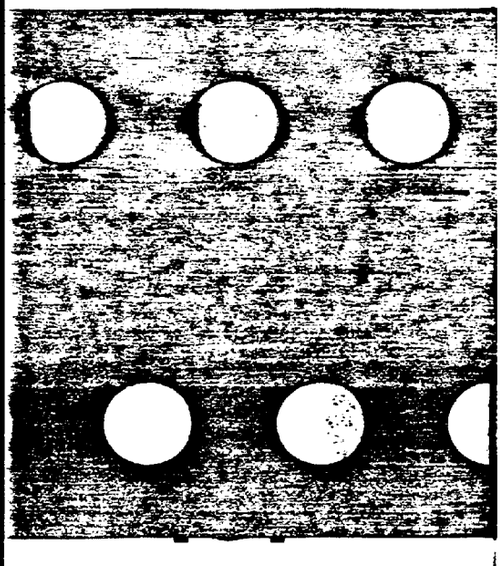
Paid _____ day of _____, 19__

_____, Clerk.

When recorded mail to—

626259





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

CAMT 71400.00
CON TX 199.92
PRFEE 0.50
WDEED 6.00
TOTAL 206.42
CHECK 206.42

06/29/88 01 11:30 0001 1034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44804

IDENTIFICATION REFERENCE

JUN 29 11 29 AM '88

FELIX Z WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 107793