BOOK 7589 PAGE 496 HANSON, George M.

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

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. 73-13-108 | PROPERTY ADDRESS 1801 Rosebank Avenue<br>Nashville, Tennessee 37216 |
| SEND TAX NOTICES TO Loan Guaranty Officer (264)<br>Veterans Administration Regional Office<br>110 9th Avenue South, Nashville TN 37203 | THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney<br>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

VIVIAN FAYE MATHIS A SINGLE PERSON

whose address is Nashville, Tennessee 37216

, 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. 1 on the Plan of Henderson Gardens Section I, as of record in Book 2900, Page 75, Register's Office for said County.

Said Lot No. 1 fronts 101.9 feet on the easterly margin of Rosebank Avenue and runs back between lines measuring 175.5 feet on the northerly side and 203.0 feet on the southerly side to a dead line in the rear on which it measures 131.3.

This conveyance is made subject to the following:
1. 1988 Metro Davidson County Taxes.
2. Restrictions of record in Book 3031, Page 604, Register's Office, Davidson County, Tennessee.
3. Easement in Book 3458, Page 460, calling for sewer sanitary construction on portion of said lot.
4. The plan of record in Book 2900, Page 75, said Register's Office, shows a thirty (30) foot minimum building setback line from Rosebank Avenue, a ten (10) foot public utility and drainage easement along the rear line, and the right side of said lot.

Being the same property conveyed to Grantor by deed from First Union Mortgage Corporation, recorded March 18, 1988, in Book 7493, Page 881, in the Register's Office of Davidson County, Tennessee.

3050 07/01 0101 03CHECK 221.00

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 24th day of June, 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.

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)

Witness:

* _____

* _____

457.98

IDENTIFICATION REFERENCE

Jul 1 2 12 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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. 1988

My commission expires 9/9/89

NOTARY PUBLIC

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah L. Beck

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).

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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 _____

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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 $ 65,000 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Vivian Faye Mathis

Subscribed and sworn to before me this 14 day of July 1988

Notary Public or Register

LARGO PUBLIC NOTARY AT LAW

expire 3/3/92

**Special Warranty Deed**

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
VIVIAN FAYE MATHIS
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 _____

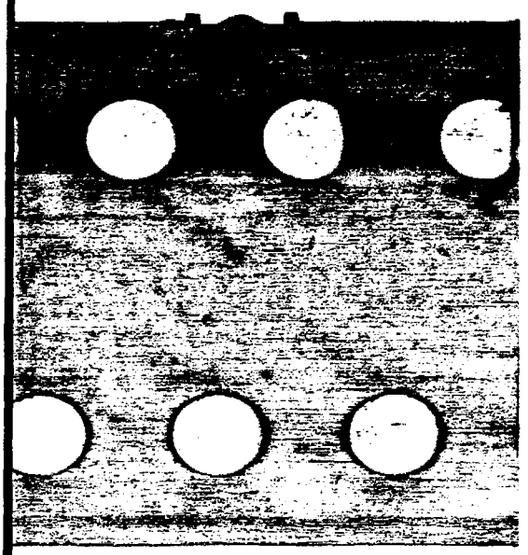
Fee paid, $ _____
Witness my hand, _____, Register.

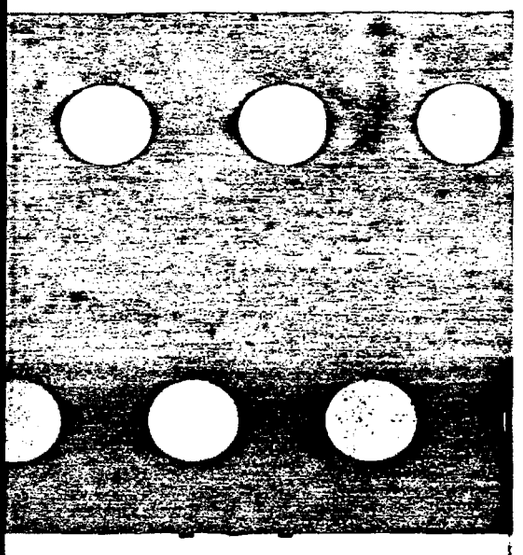
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 _____

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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 65000.00 |
| | | | | CON TX 214.50 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 221.00 |
| | | | | CHECK 221.00 |
| 07/01/88 | 01 | | | 14:13 0001 3050 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45798

IDENTIFICATION REFERENCE

JUL 1 2 12 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108927