HARDY, Sr., Samuel T.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 81-6 Pw355 1d	PROPERTY ADDRESS 2002 N 25th Avenue Nashville, Tennessee 37203
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

BOOK 7700 PAGE 885

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
HERBERT P. MILLER AND WIFE, LOUISE C. MILLER

whose address is Nashville, Tennessee 37203

, 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 part of Lot No. 17 on the map of Nichol Plan of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, and being shown as an unnumbered tract lying immediately west of Lot No. 36 on the unrecorded subdivision of the Conrad Santi property, as shown on a survey by Z. J. Wilkerson, dated October 1941, and described more particularly from a mortgage loan inspection by John Kohl & Company, P. C. Registered Land Surveyor TN No. 10 File No. W-51263-R, dated September 18, 1985, as follows:

SAID property fronts 63.59 feet, more or less, on the Northerly margin of Lacy Street, formerly Beck Spring Road, and runs back between parallel lines 150 feet with the Easterly margin of 25th Avenue North, formerly Fox Lane or Sperry Road, to an alley in the rear.

This conveyance is made subject to the following:
1989 Metro Davidson County Taxes.

Being the same property conveyed to Grantors by deed from Thomas Staten, Trustee, dated August 18, 1988, of record in Book 7638, Page 864, 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. CHECK 127.61

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 20th day of October, 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.

THOMAS K. TURNAGE
The Administrator of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

Witness:

* 460

* 8.40

RECEIVED FOR RECORD
Nov 10 1 47 PM '88
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
MAIL ENV.

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 7700 PAGE 886

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 20th day of October A.D. 19 88

My commission expires 9/9/89

* Deborah L. Barker

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 $ 36,700.00 which amount is equal to or greater than the amount which the property would command at a fair

Herbert P. Miller
Affiant

Subscribed and sworn to before me this 31 day of October 19 88

Elizabeth A. Moss
Notary Public or Register

ELIZABETH A. MOSS
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEPT. 9, 1989

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
HERBERT P. MILLER AND WIFE,
~~LOUISE C. MILLER~~

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 _____

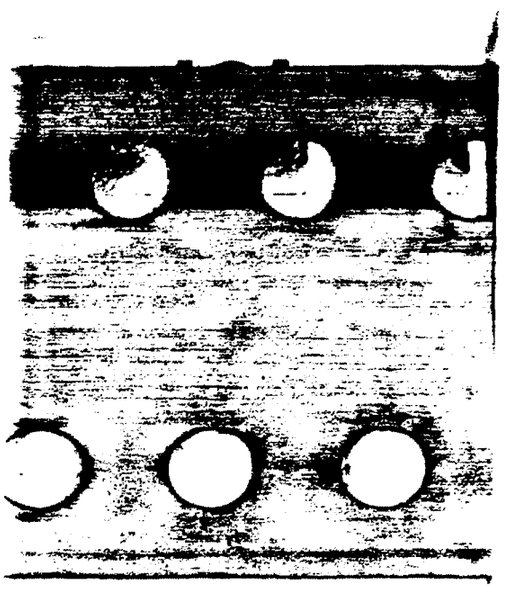
Fee paid, $ _____
Witness my hand, _____, Register.

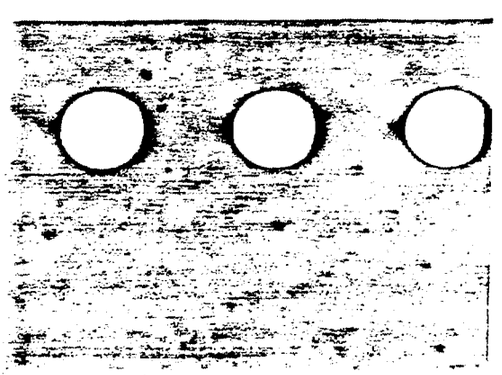
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 7700 PAGE 887

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	36700.00
CON TX	121.11
PRFEE	0.50
WDEED	6.00
TOTAL	127.61
CHECK	127.61

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6643

8.4601

IDENTIFICATION REFERENCE

Nov 10 1 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153214