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

JACKSON, Benjamin A.
TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	
Map 80-8, Par.267,13DA 67060	3220 Mexico Drive Nashville, Tennessee 37218	
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY	
Provident Mortgage Corporation, 325 Plus Park Blvd., S. 205, Nashville, TN 37217	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
WILLIAM C. TOWNSEND AND NANCY L. WEBB TENANTS IN COMMON

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whose address is Nashville, Tennessee 37218

, 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: Being Lot No. 53 on the Plan of Bordeaux Hill Subdivision, Section 4, recorded in Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 3765, Page 141, Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 3600, Page 49, said Register's Office, shows a 30-foot minimum building setback line from Mexico Drive; a 2.5 X 30-foot anchor easement located on the southwesterly corner of subject lot.
4. The driveway on adjacent lot is encroaching onto subject property along the northerly line.
5. Fence servicing adjacent lot is encroaching onto subject property along the northerly line.
6. Fence servicing subject property is encroaching onto adjacent property along the southerly line.

Being the same property conveyed to Grantors by deed from Chemical Mortgage Company, recorded 8/23/88 in Book 7633, Page 918, and re-recorded 11/2/88 in Book 7694, Page 455, 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 28th day of November, 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:

*_____

*_____

9435 6

FOR CERTIFICATE OF REFERENCE

DEC 16 1 50 PM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

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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.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 28th day of November A. D. 1988

My commission expires 9/9/89

* Deborah J. Brooks

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 $ 48,150.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

William C. Townsend
Affiant

Subscribed and sworn to before me this 14th day of December 1988

Leon Harbor
Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
WILLIAM C. TOWNSEND AND
NANCY L. WEBB
TENANTS IN COMMON

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 _____

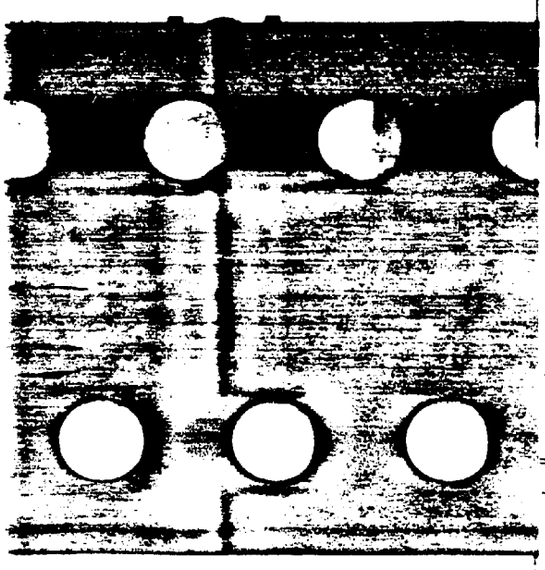
Fee paid, $ _____
Witness my hand, _____, Register.

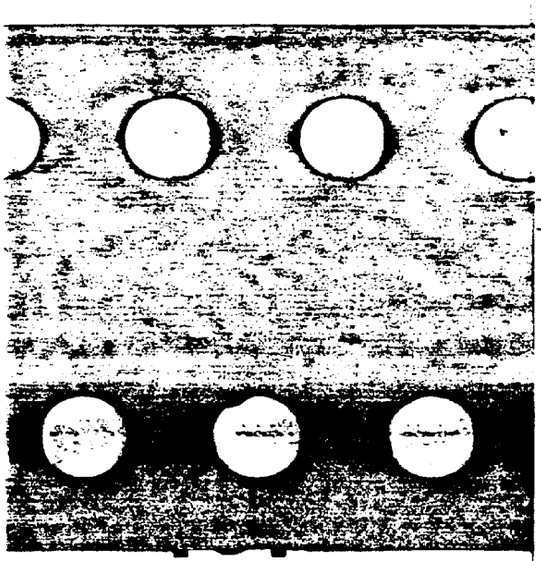
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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

8429 12/16 0101 03CHECK 105.50

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48150.00
CON TX 158.73
PRFEE 0.50
WDEED 6.00
RVTAX 165.23
CHECK 165.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94356 IDENTIFICATION Dec 16 1 50 PM 88 FELIX Z WILSON REGISTER DAVIDSON CO

12/16/88 01 13:50 0001 8429

No. 164595