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

GAMMONS, Bobby G.
TENNESSEE

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. | PROPERTY ADDRESS 1517 Rosebank Avenue<br>Nashville, Tennessee 37206 Map 73-13 Par 140 Etc |
| 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
DAVID HUDDLESTON A SINGLE PERSON

whose address is Nashville, Tennessee 37206

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, 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. 39 on the Plan of Mailan Heights, as of record in Book 1835, Page 90, Register's Office for said County.

Said Lot No. 39 fronts 72 feet on the easterly side of Rosebank Avenue and extends back 137.4 feet on the northerly line and 175 feet on the southerly line to a broken line in the rear, measuring 87.7 feet thereon.

This conveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes.
2. The plan of record in Book 1835, Page 40, in Register's Office for Davidson County, Tennessee, shows a 40 foot minimum building setback line from Rosebank Avenue and a 10 foot easement for public utility purposes along the rear lot line.

Being the same property conveyed to Grantor by deed from First Wachovia Mortgage Company, dated October 10, 1988, of record in Book 7678, Page 311, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: VETERANS ADMINISTRATION

5016 01/10 0101 03CHECK 219.35

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 December, 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 KENNETH L. HARVEY [SEAL]

Title Loan Guaranty Officer

Witness:

*

*

0040

IDENTIFICATION

Jan 10 2 52 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

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 28th day of January A. D. 19 88

My commission expires 9/9/89

[redacted]

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

Deborah L. Brecht

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

[illegible] for the purpose of affirming that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 4500 which amount is equal to or greater than the amount which the property would command at a fair [illegible]

Affiant

Subscribed and sworn to before me this 10th day of January, 19 88

W. Wellmann
Notary Public or Register

Dep. Reg

**Special Warranty Deed**

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
DAVID HUDDLESTON
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 _____, and recorded in Book of Deeds _____, page _____

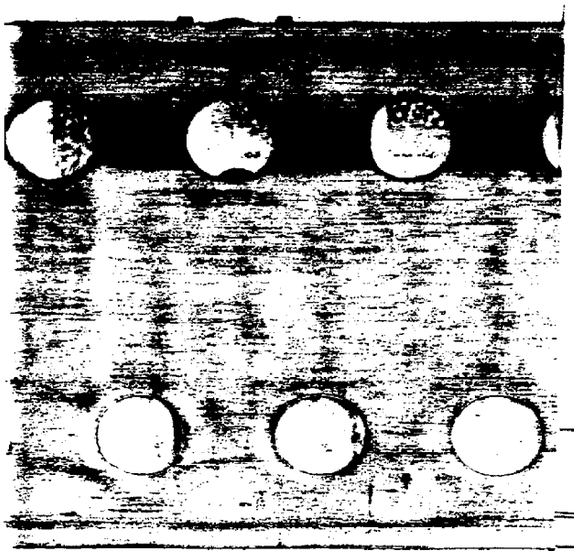
Fee paid, $ _____
Witness my hand, _____, Register.

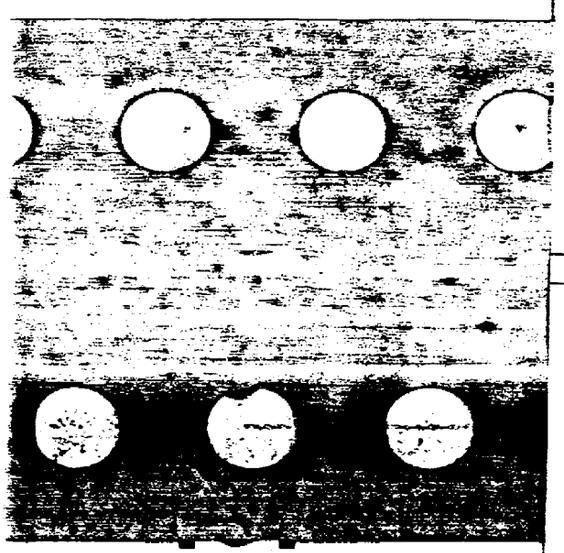
x ..... $ _____
fee ..... $ _____
..... $ _____

_____ 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 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 64500.00
CON TX 212.85
PRFEE 0.50
MDEED 6.00
TOTAL 219.35
CHECK 219.35

01/10/89 01 14:53 0001 5016

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

00440

IDENTIFI REFERENCE

JAN 10 2 53 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

**No.** 171685