VA Form 26-6440a (JAN 1968)
Section 1820, Title 38, U.S.C

WOODLAND, James A.
TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO	PROPERTY ADDRESS 937 Oneida Avenue Nashville, Tennessee 37207
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

m/P 72-9-53 jw

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
CARL H. EATON, JR., A SINGLE PERSON

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whose address is 2207 Wickson Avenue
Nashville, Tennessee 37210 , 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. 110 on the plan of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Lot No. 110 fronts 60 feet on the north side of Oneida Avenue and runs back between lines, 157.4 feet on the west line, 156.7 feet on the east line to a dead line in the rear on which it measures 60 feet.

This conveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes.
2. A conveyance to State of Tennessee Highway Department, as of record in Book 4097, Page 496 Register's Office for Davidson County, Tennessee.
3. Survey and recorded plat shows a 35 foot building setback line.
4. Survey prepared by John B. Kohl III and dated March 28, 1979, shows a 10 foot utility easement along rear of caption.

Being the same property conveyed to Grantor by deed from Billy Bushulen, Substitute Trustee, dated October 4, 1988, of record in Book 7675, Page 173, 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.

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 3rd day of February, 1989, 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 E. HARVEY ACTING
The Administrator of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

Witness:

* Carl H. Eaton Jr

*_____

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

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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 3rd day of February A. D. 19 89

My commission expires 9/9/89

* Dittany L. 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

...or affirm that the actual consideration ... this transfer or value of property transferred ... is $36,500.00 ... greater than the amount ... Command of ...

Carl H. Eaton Jr.

Subscribed and sworn to before me this 9th day of Feb. 19 89

Forrest B. Talbert

Notary Public or Register

FEB 10 1 18 PM '89

INDEXED REFERENCE

08285.

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
CARL H. EATON, JR.
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 _____

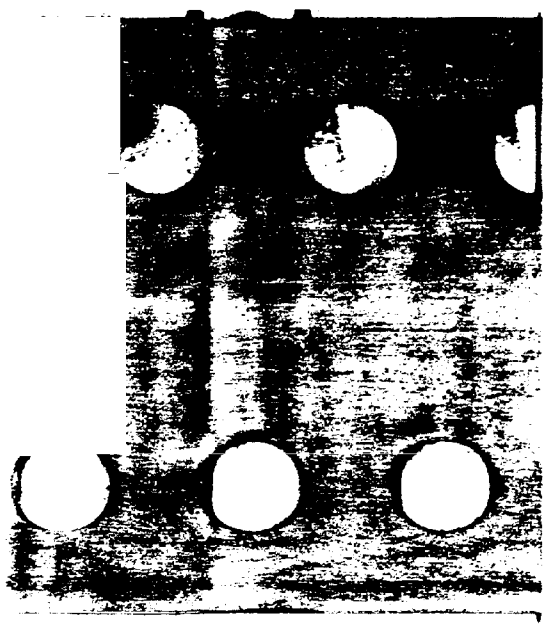
Fee paid, $_____
Witness my hand,
_____, Register.

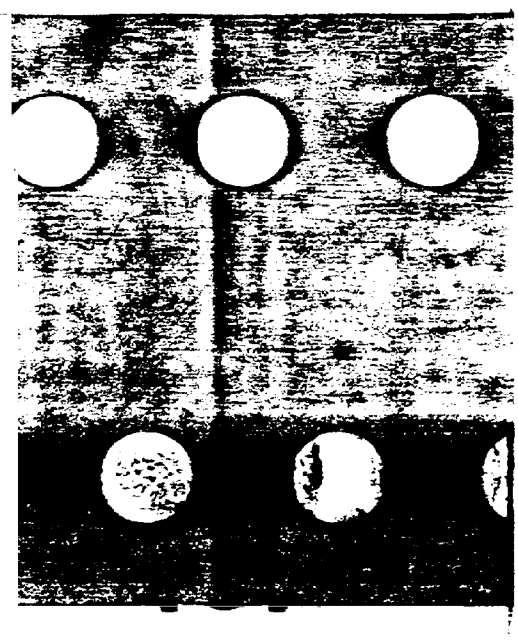
State tax ..... $_____
Clerk's fee ..... $_____
Total ..... $_____

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MAMT	36500.00
ERR	CO
MAMT	36500.00-
CAMT	36500.00
CON TX	120.45
PRFEE	0.50
WDEED	6.00
TOTAL	126.95
CHECK	126.95

02/10/89 01 13:23 0001 6389

0 8 2 8 5

IDENTIFICATION REFERENCE

Feb 10 1 18 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 180869