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

SMITH, Tommy Lee
TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 69-4-204 Am	PROPERTY ADDRESS 384 Kingview Drive Nashville, Tennessee 37218
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

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

RICHARD O. McDONALD A SINGLE PERSON

BOOK 7781 PAGE 897

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:

LAND in Davidson County, Tennessee, being Lot No. 145 on the plan of Section 4-A, Haynes Park, of record in Book 4860, Page 39, Register's Office for said County.

Said Lot No. 145 fronts 70 feet on the northwesterly margin of Kingview Drive and extends back 156.66 feet on the northeasterly line and 154.93 feet on the southwesterly line to a dead line in the rear, measuring 70.02 feet thereon.

This coveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes.
2. Restrictions of record in Book 4943, Page 211, Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 4860, Page 39, said Register's Office, shows a 30 foot minimum building setback line from Kinview Drive, and a 10 foot easement for public utility and drainage purposes along the rear of said lot. Also a 2.5 X 30 foot utility anchor easement located on the southerly front corner of said lot.

Being the same property conveyed to Grantor by deed from First Wachovia Mortgage Company, dated October 7, 1988, of record in Book 7675, Page 271, 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 23rd 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.

2330

IDENTIFICATION REFERENCE

Witness:

Feb 28 2 55 PM '89

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TENN

RUSH

THOMAS E. HARVEY Acting
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)

STATE OF TENNESSEE

BOOK 7781 PAGE 898

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 23rd day of February A.D. 19 89

My commission expires 9/9/89

*Deborah 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
I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is $ 43,100 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Harold B. Wright
Affiant

Subscribed and sworn to before me this 28th day of Feb, 19 89

W. W. Weaver Dep. Clk
Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
RICHARD O. McDONALD
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 _____

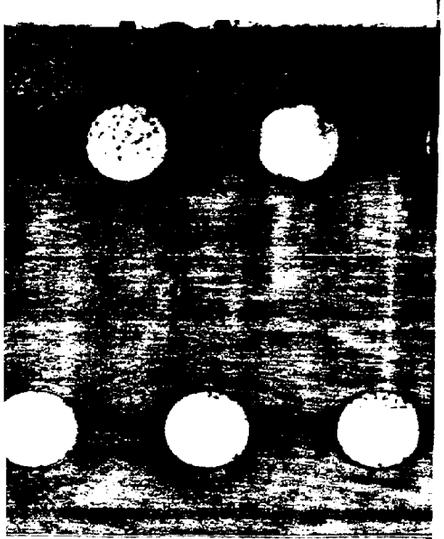
Fee paid, $ _____
Witness my hand, _____, Register.

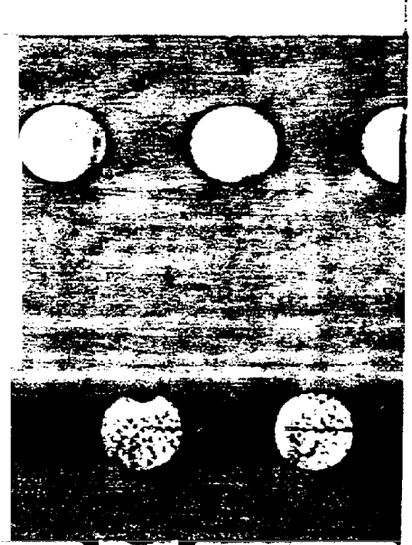
State tax ..... $ 215.50
Clerk's fee ..... $ 11.45
Total ..... $ 226.95

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 7781 PAGE 899

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 43100.00
CON TX 142.23
PRFEE 0.50
WDEED 6.00
TOTAL ~~148.73~~
CHECK ~~148.73~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/28/89 01 14:58 0001 1145

12330

IDENTIFICATION REFERENCE

Feb 28 2 55 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 185566