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

POWERS, Thomas
**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. Map 086-07 Parcel 064 | PROPERTY ADDRESS 108 Jackson Retreat Court<br>Hermitage, Tennessee 37076 |
| SEND TAX NOTICES TO LAMAR SWINDOLL<br>361 Guill Rd. Mt. Juliet 37122 | THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney<br>VA Regional Office, Nashville TN 37203 |

SPECIAL WARRANTY DEED

BOOK 7829 PAGE 101

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
R. LAMAR SWINDOLL AND WIFE VIRGINIA A. SWINDOLL

whose address is 361 Guill Road
Mt. Juliet, Tennessee 37122 , 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 Hermitage, County of Davidson, State of Tennessee, to wit:
Being Lot No. 48 on the Plan of Jackson's Retreat, Section I, Phase I, as of record in Book 5200, Page 286, Register's Office for Davidson County, Tennessee. Said Lot No. 48 fronts 32.9 feet on the northeasterly margin of Jackson's Retreat Court and extends back 134.85 feet on the northwesterly line and 179.5 feet on the southeasterly line to a broken line in the rear measuring 185.0 feet thereon.

This conveyance is made subject to the following:
1. 1988 Metro Davidson County Taxes.
2. Restrictions of record in Book 5676, Page 67, Register's Office, Davidson County Tennessee.
3. Plan of record in Book 5200, Page 286, said Register's Office, shows a 30 foot minimum building setback line from Jackson's Retreat Court and a 20 foot easement for public utility and drainage purposes along the front boundary line.
4. A 2.5 X 25 foot utility anchor easement located on the southwest corner of said lot.
5. A 8 foot easement for public utility and drainage purposes along the westerly and southerly line of said lot.

Being the same property conveyed to Grantor by deed from Brenda Archbold, Substitute Trustee, dated July 1, 1988, of record in Book 7598, Page 190, 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.

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IN WITNESS WHEREOF, Grantor, this 29th day of August, 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]
KENNETH L. HARVEY

Title Loan Guaranty Officer

Witness:
*
*

2909 1.

MAY 1 2 13 PM '89

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. 36.4342)

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 29th day of August A. D. 19 88

My commission expires 9/9/89

* Deborah J. Beach

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).

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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

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater, is $ 62,320, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of May, 19 89

B. Edwards - Dep.

Notary Public or Register

**Special Warranty Deed**

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

R. LAMAR SWINDOLL AND WIFE, VIRGINIA A. SWINDOLL

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the _____ day of _____ A. D. 19 _____, _____ o'clock _____ M. Noted in Note Book _____, page _____, and recorded in Book of Deeds _____, page _____

Fee paid, $ _____

Witness my hand, _____, Register.

State tax ..... $ _____

rk's fee ..... $ _____

Total ..... $ _____

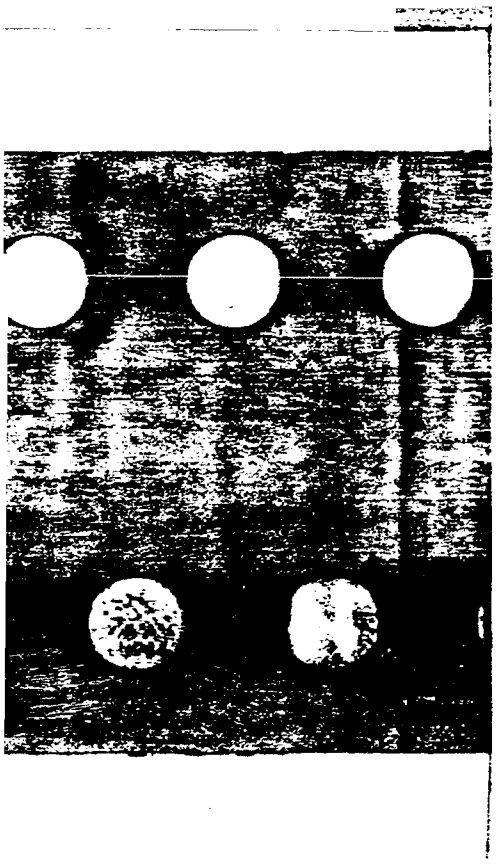
Paid _____ day of _____, 19 _____

_____, *Clerk.*

When recorded mail to—

626259





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7829 PAGE 103

| | | |
|---|---|---|
| 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 | 62820.00 |
| CON TX | 207.24 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 213.74 |
| CHECK | 213.74 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/89 01 14:14 0001 1606

2909.1.

IDENTIFICATION REFERENCE

MAY 1 2 13 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 205103