BOOK

GARY, Charles M.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 4605 Camellia Place Nashville, Tennessee 37216
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

Map 61-8
P. 106

THIS DEED, between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is U.S. Department of Veterans Affairs, Washington, D.C. 20420, hereinafter called Grantor, and

JOHN S. SEIVERLING AND WIFE DEBRA T. SEIVERLING
whose address is Nashville, Tennessee 37216

, 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 part of Tract No. 1 on the Plan of A. J. McGaughey's Second Haysboro Subdivision, of record in Book 547, Page 43, Register's Office for said County, and being known as Lot No. 7, on the Map showing the Subdivision of the George C. Nolen 10 acre tract as shown on an unrecorded copy of said Subdivision by Erle Drake, County Surveyor, dated May 30, 1945, and described as follows:

BEGINNING at a point in the westerly margin of Camellia Place, formerly Newton Avenue, at the corner of Lot Nos. 6 and 7; being 575.5 feet South of the intersection of Log Cabin Road; thence with the line between said lots, North 87½ degrees West 220 feet to a point in the original West line of said Tract No. 1, being a fence line; thence along said fence, South 6-3/4 degrees East 100 feet to a point, the corner of Lot Nos. 7 and 8; thence with the line between said lots, South 87½ degrees East 220 feet to the West margin of Camellia Place; thence with the margin of the same, North 6-3/4 degrees West 100 feet to the BEGINNING.

This conveyance is made subject to the following:
1989 Metro Davidson County Taxes.

Being the same property conveyed to Grantors by deed from Chemical Mortgage Company, dated June 8, 1989, of record in Book 7879, Page 167, and re-recorded in Book 7910, Page 104, 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.

1469 08/31 0101 03CHECK 332.05

IN WITNESS WHEREOF, Grantor, this 30th day of August, 19 89, 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.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By Kenneth L. Harvey [SEAL]
KENNETH L. HARVEY

Witness:

Title Loan Guaranty Officer

VETERANS AFFAIRS 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)

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*

6264 8

IDENTIFICATION REFERENCE

AUG 31 4 05 PM '89

DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE

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 Secretary of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee of the Department of Veterans Affairs, a Department of the United States Government, and is duly authorized to execute this deed on behalf of said Secretary, and acknowledged that he/she voluntarily executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 30th day of August A. D. 19 89

My commission expires 7/24/93

Deborah L. Beecher

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 $ 98,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Peggy Moore
Affiant

Subscribed and sworn to before me this 31 day of August 19 89

L. Chandler, Dep Reg
Notary Public or Register

New Owner
John S. & Debra T. Seiverling
4605 Camellia Place
Nashville, TN 37216

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOHN S. SEIVERLING AND WIFE
DEBRA T. SEIVERLING

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 _____

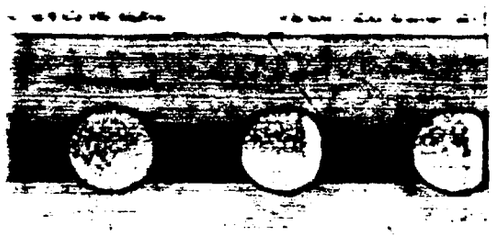
Fee paid, $ _____
Witness my hand, _____, Register.

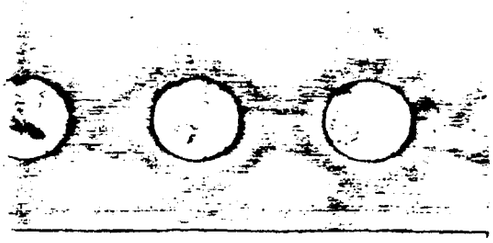
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

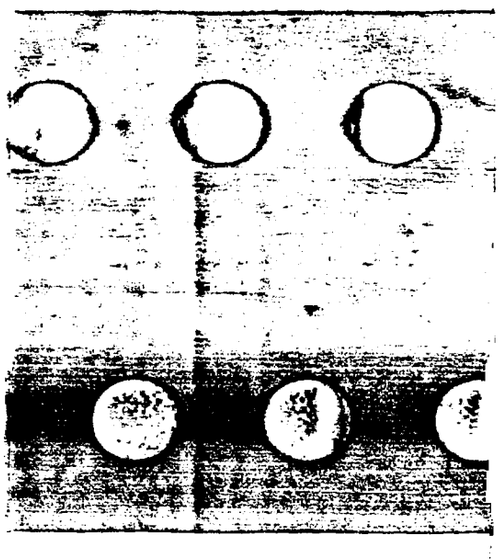
Paid _____ day of _____, 19 ____
_____, Clerk.

When recorded mail to—

626259







OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7928 PAGE 246

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	98500.00
CON TX	325.05
PRFEE	1.00
WDEED	6.00
TOTAL	332.05
CHECK	332.05

08/31/89 01 16:06 0001 1469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62648.

IDENTIFICATION REFERENCE

AUG 31 4 05 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244661