[redacted]

MANNING, Burnice

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

BOOK 7943 PAGE 897

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 71-15-210.00	PROPERTY ADDRESS 329 Douglas Avenue Nashville, Tennessee 37207
SEND TAX NOTICES TO: Loan Guaranty Officer(264) Veterans Affairs 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 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

LELAND D. WATTS AND WIFE WINNIFRED ANN WATTS
whose address is 6744 Quiet Lane
Brentwood, Tennessee 37027 , 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 the easterly 55 feet, more or less, of Lots 115, 116 and "B" on the plan of Highland Land Company Subdivision of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said parts of Lots front 55 feet, more or less, on the northerly margin of Douglas Avenue, formerly Libon Avenue, and run back between parallel lines 65 feet to the common line between Lots 114 and 115, measuring 55 feet, more or less, thereon; the easterly boundary line of this parcel is bounded by the westerly margin of a 15 ft. alley.

This conveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes.
2. Survey shows an encroachment of the fence and driveway over lot line.
3. Survey shows encroachment of the fence into the right-of-way.
4. Easement for ingress and egress of record in Book 7437, Page 292, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed from Chemical Mortgage Company, dated May 24, 1989, of record in Book 7873, Page 862, 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 14th day of September, 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

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)

Witness:

* 6824 5.

IDENTIFICATION REFERENCE

SEP 21 2 30 PM '89

FELIX Z. WILSON TRUSTEE
DAVIDSON COUNTY, TN

BAIL FNL

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 17th day of September A. D. 19 89

My commission expires 7/24/93



* Deborah L. Beech

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).

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 $ 22,100 which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Subscribed and sworn to before me this 17 day of September, 19 91

My Commission Expires Jan. 11, 1992

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
LELAND D. WATTS AND WIFE,
WINNIFRED ANN WATTS

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.

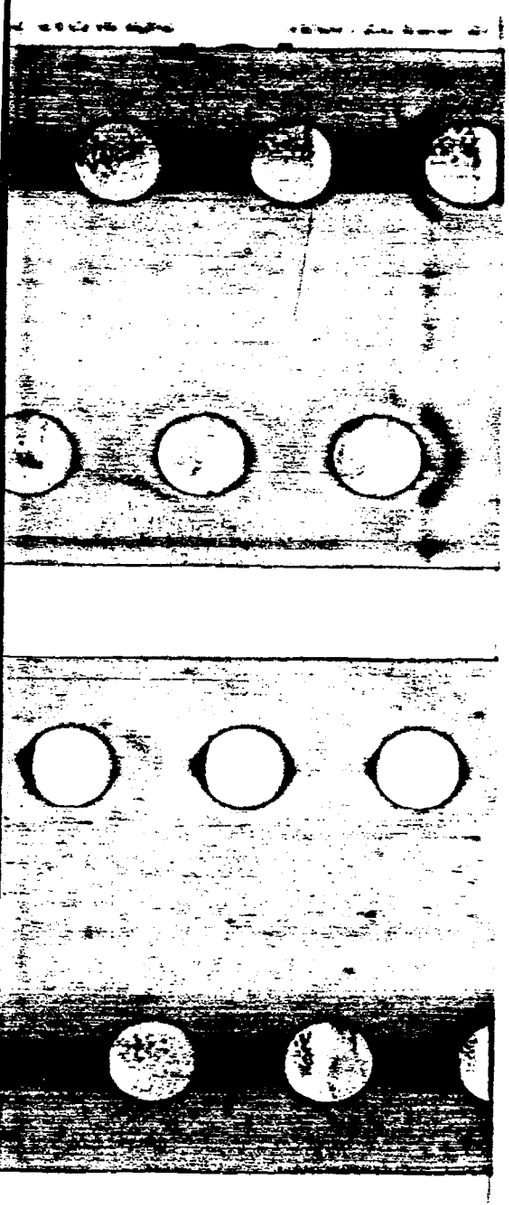
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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

When recorded mail to—

7459 09/21 0101 03CHECK 79.93

626259



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

RECEIVED OF _____

FOR _____

BOOK 7943 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	22100.00
			CON TX	72.93
			PRFEE	1.00
			WDEED	6.00
			TOTAL	79.93
			CHECK	79.93
09/21/89	01		14:30 0001	7159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 2 4 5.

IDENTIFICATION REFERENCE

SEP 21 2 30 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251127