CALDWELL, Ronald

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 50-13 Ac 29 dl	PROPERTY ADDRESS 2113 Richmond Hill Drive 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

BOOK 8000 PAGE 203

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

WILLIAM SNEED A SINGLE PERSON
whose address is Nashville, Tennessee 37207

, 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. 40 on the Plan of Section One, Golden Valley Estates, of record in Book 4175, Page 142, Register's Office for said County.

Said Lot No. 40 fronts 56.0 feet on the southerly margin of Richmond Hill Drive and extends back 137.4 feet on the easterly line and 137.55 feet on the westerly line to a dead line in the rear, measuring 56.01 feet thereon.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. The plan of record in Book 4175, Page 142, said Register's Office, shows certain notes, easements and setback lines.
3. Restrictive covenants contained in an instrument of record in Book 4447, Page 108, and amended in Book 4447, Page 594, Register's Office for said County.
4. Survey made by John Kohl & Company dated March 14, 1988, shows fence encroaching on adjoining property.

Being the same property conveyed to Grantor by deed from Lomas Mortgage USA, Inc., recorded October 2, 1989, of record in Book 7950, Page 568, 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.

2458 12/06 0101 03CHECK 169.36

IN WITNESS WHEREOF, Grantor, this 4th day of December, 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.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [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:
* 8 7 5 0
IDENTIF. REFERENCE
DEC 6 2 16 PM '89
FELIX Z. HUESSY, REGISTER
DAVIDSON COUNTY TN.
RUSH
*

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 8000 PAGE 204

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 4th day of November, 19 89

My commission expires 7/24/93

* Deborah L. 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).

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 $ 99,200 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Don Bates
Affiant

Subscribed and sworn to before me this 6th day of Dec., 19 89

B. Edwards - Dep.
Notary Public or Register

Special Warranty Deed

FROM SECRETARY OF VETERANS AFFAIRS

TO WILLIAM SNEED
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 _____

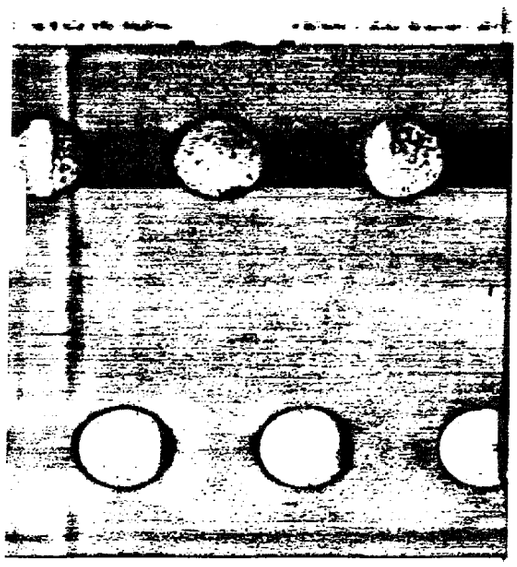
Fee paid, $ _____
Witness my hand, _____, Register.

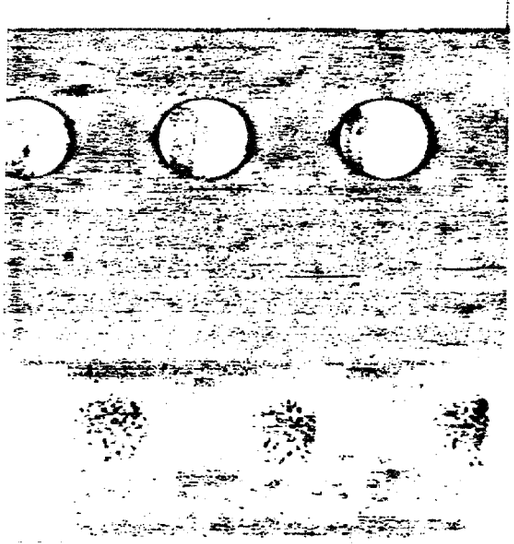
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 _____

BOOK 8000 PAGE 205

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 49200.00
CON TX 162.36
PRFEE 1.00
WDEED 6.00
TOTAL ~~169.36~~
CHECK ~~169.36~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/06/89 01 14:15 0001 2458

87540

IDENTIF. TREFERENCE

DEC 6 2 16 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 273654