EVANS, Roosevelt

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 60-8 Fax 16 Jw	PROPERTY ADDRESS 2911 Hillhurst 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 Terry D. Stringer, Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED BOOK 8013 PAGE 625

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
ELIJAH D. TRUITT AND WIFE VICKI M. TRUITT
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:
Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Hillhurst Acres, Section 3 of record in Plat Book 2331, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts a total of 145.00 feet on the southerly side of Hillhurst Drive and runs back 348.8 feet on the easterly line and 280 feet on the westerly line to a line in the rear which measures 127.9 feet thereon.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. The plan of record in Book 2331, Page 86, Register's Office, Davidson County, Tennessee.
3. A 20 foot permanent easement for sanitary sewers extending along the westerly line of the property from Hillhurst Drive to the rear line of the property as of record in Book 6040, Page 248, said Register's Office.

Being the same property conveyed to Grantors by deed from Fidelity Federal Savings & Loan Association of Tennessee, dated July 25, 1989, of record in Book 7903, Page 639, 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 28th day of November, 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.

Witness: 2300

IDENTIFICATION REFERENCE

Dec 28 1 45 PM '89

FELIX E. WINSTEAD REGISTER
DAVIDSON COUNTY, TN

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By KENNETH L. HARVEY [SEAL]

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)

BOOK 8013 PAGE 626

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 28th day of November A. D. 19 89

My commission expires 7/24/93

OFFICERS - AFFIX SEAL
MUST EMBOSS SEAL

* Deborah L Bracken

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 $ 59,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Elijah D. Truitt
Affiant

Subscribed and sworn to before me this 30th day of November 89

Elizabeth A. Moss
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
~~ELIJAH D. TRUITT AND WIFE~~
VICKI M. TRUITT

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.

8421 12/28 0101 OFFICIAL 202.69

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

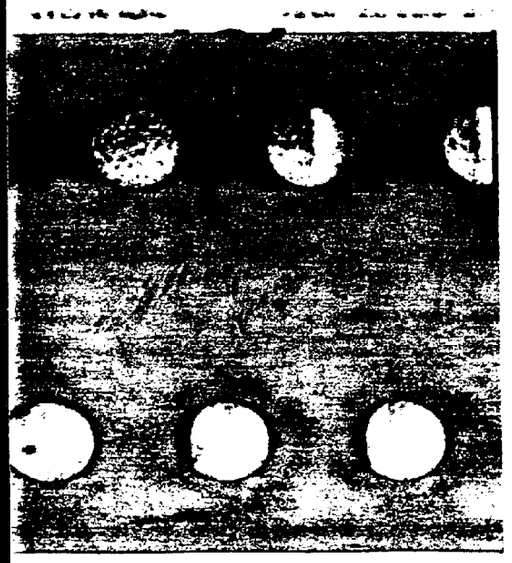
Paid _____, 19__
_____ day of _____, Clerk.

When recorded mail to–

626259

OFFICIAL RECEIPT

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



RECEIVED OF _____

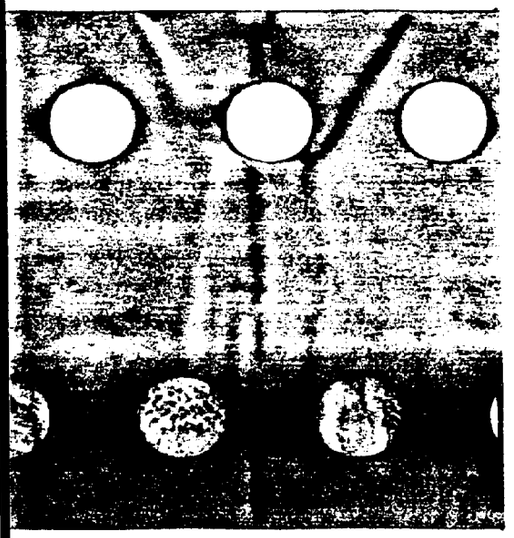
FOR _____

BOOK 8013 PAGE 627

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 59300.00
				CON TX 195.69
				PRFEE 1.00
				WDEED 6.00
				TOTAL 202.69
				CHECK 202.69

12/28/89 01 13:47 0001 8421



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92300

IDENTIFI REFERENCE

DEC 28 1 45 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 279533