File Box 39 BROWNING, Cydney

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 59-8 Par 174	PROPERTY ADDRESS 524 Mill Station 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

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
FRANCES L. LEWIS A SINGLE PERSON
whose address is Nashville, Tennessee 37207

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, 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 Number 61 on the Plan of Phase I, Claymille Station, of record in Plat Book 6900, Page 322 and 323, Regiser's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. The plat of record in Book 6900, Page 322 and 323 reveals the following; utility and drainage easement of 10 feet in width on the rear property line and a public utility and drainage easement of undertermined width along the front lot line.
3. Covenants, conditions and restrictions contained in instrument of record in Book 7301, Page 271, Register's Office for Davidson County, Tennessee.
4. Notes on said plat of Claymille Station, Phase I, Book 6900, Page 322 and 323, said Register's Office.

Being the same property conveyed to Grantor by deed from Arnold M.Weiss,Substitute Trustee, dated August 17, 1989, of record in Book 7917, Page 224, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

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 2nd day of February, 19 90, 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

Witness:

*

*

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)

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.

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IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 2nd day of February A. D. 19 90

My commission expires 7/24/93

* Deborah L Beecher

Notary Public
(Official title)

OFFICERS MAKING SEAL MUST IMPRESS SEAL

0932 02/07 0101 03CHECK 295.75

* 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 $ 87,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Frances L Lewis
Affiant

Subscribed and sworn to before me this 6th day of February 19 90

Robert Greene
Notary Public or Register

Commission Expires 11/21/92

FEB 7 9 07 AM '90
DAVIDSON COUNTY TN.
FILED

IDENTIF. TREFERENCE

02191

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
FRANCES L. LEWIS
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 _____

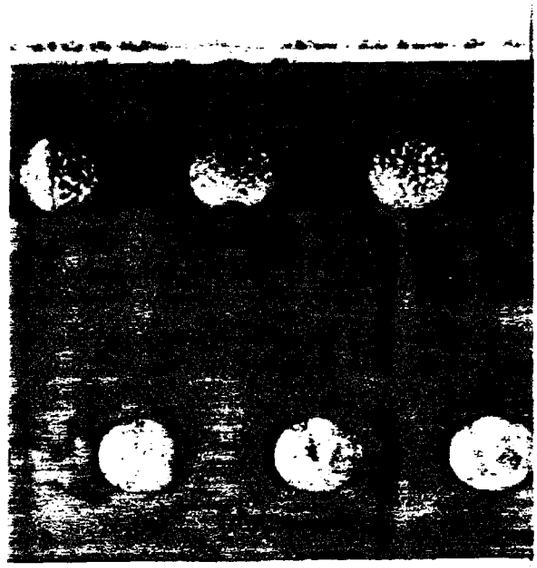
Fee paid, $ _____
Witness my hand, _____, Register.

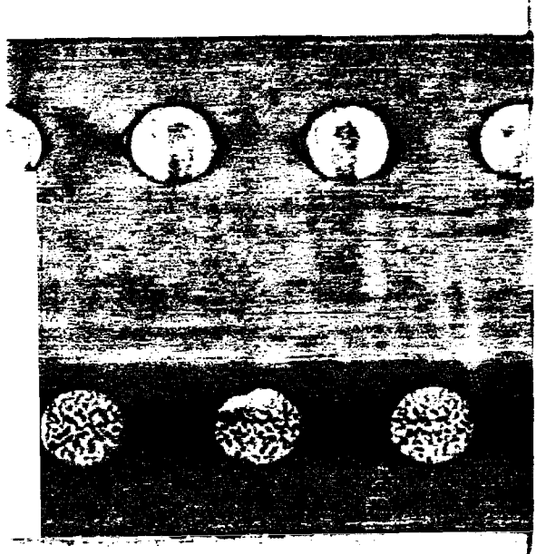
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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

When recorded mail to—

626259





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87500.00
CON TX 288.75
PRFEE 1.00
MDEED 6.00
TOTAL 295.75
CHECK 295.75

02/07/90 01 09:07 0001 0932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02191

IDENTIF. TREFERENCE

FEB 7 9 07 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 290952