BOOK 8063 PAGE 715

HALL, Timothy F.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 150-5 / 199	PROPERTY ADDRESS 2821 Galesburg Drive Nashville, Tennessee 37217
SEND TAX NOTICES TO: Loan Guaranty Officer(264) Veterans Affairs Regional Office 110 9th Avenue South, Nashville TN 37203	THIS INSTRUMENT PREPARED BY 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
JASON C. HOWELL AND WIFE JULIE L. HOWELL
whose address is Nashville, Tennessee 37217

, 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. 718 on the plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Restrictions of record in Book 4549, Page 803-803, in Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 4460, Page 44, said Register's Office, shows a 30 foot minimum building setback line from Galesburg Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

Being the same property conveyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, dated December 13, 1989, of record in Book 8006, Page 667, 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 7th day of March, 1990, 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 36.4312 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
*
*

IDENTIF. REFERENCE

MAR 13 2 33 PM '90

DAVIDSON COUNTY TN.

MAIL ENV.

10426

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 7th day of March A. D. 19 90

My commission expires 7/24/93

Deborah L. Beeks

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 $ 74,300 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this _____ day of _____, 19__

Notary Public or Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 74,300

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 1990.

Deputy Register

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

JASON C. HOWELL AND WIFE,
JULIE L. HOWELL

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.

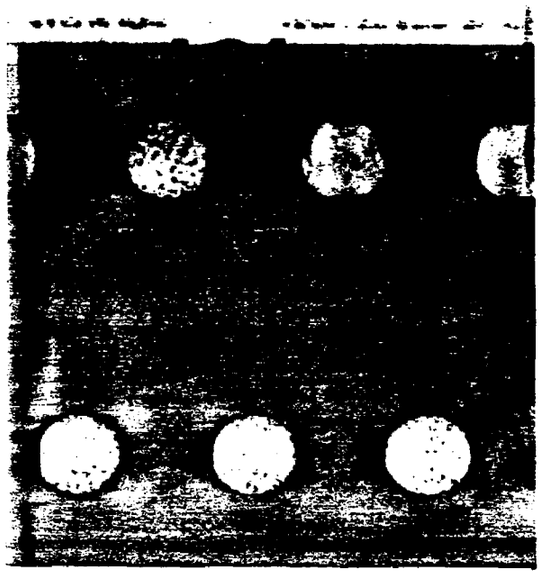
State tax ..... $ _____
Clerk ..... $ _____
Total ..... $ _____

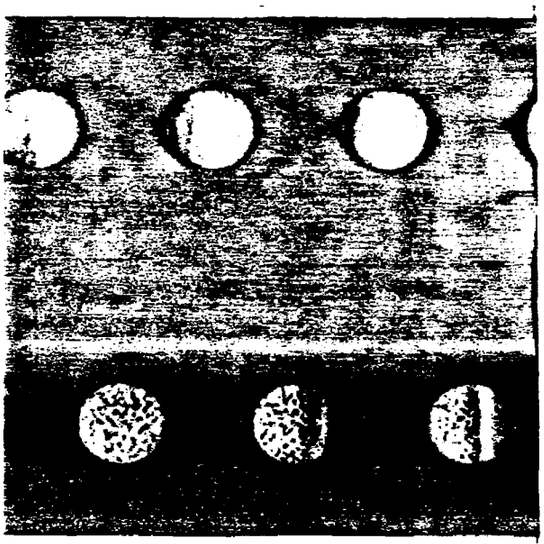
Paid _____ day of _____, 19__
_____, Clerk.

When recorded mail to—

252.19

626259





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

RECEIVED OF _____

FOR _____

BOOK 8063 PAGE 717

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 74300.00
				CON TX 245.19
				PRFEE 1.00
				MDEED 6.00
				TOTAL 252.19
				CHECK 252.19
03/13/90	01			14:31 0001 2002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10426.

IDENTIF. REFERENCE

MAR 13 2 34 PM '90

DAVIDSON COUNTY TN.

No. 300474