SHAW, William F.

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

BOOK 8089 PAGE 938 TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 128-13-A-173 Qw	PROPERTY ADDRESS 173 Westfield Drive Nashville, Tennessee 37221
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
RUSSELL WILLOUGHBY A SINGLE PERSON
whose address is Nashville, Tennessee 37221

, 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:
A certain condominium apartment in Davidson County, Tennessee, being Unit 173 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Master Deed of record in Book 6678, Page 771, and amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, Register's Office, Davidson County, Tennessee which sets forth restrictions, assessments, liens and other matters and to which reference is hereby made for more particulars.
3. The plan of record in Book 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, said Register's Office, shows minimum building setback lines and easements and to which plan reference is hereby made for a more complete description. Lack of direct access to Interstate 40, a controlled access highway, along the northwesterly boundary of subject property.
4. Easement, right and right-of-way agreement for a sewer line between Annie Frost Horn, a widow and I.R. Schulman, Trustee, of record in Book 4851, Page 918, said Register's Office.
5. Grant of easement for sewer line, dated 4/26/85, between Bellevue Associates and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 6551, Page 981, said Register's Office.

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.

6. Certain easements, covenants and restrictions as contained in Warranty Deed between Bellevue Associates, a Tennessee General Partnership and George Gianikas, Trustee, of record in Book 6551, Page 988, said Register's Office.
7. Any lien created pursuant to the master deed and by-laws of the Westfield Condominiums Homeowner's Assoc. (formerly The Hamlet) as a result of unpaid maintenance fees from and after 3/29/90.

IN WITNESS WHEREOF, Grantor, this 22nd 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 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

Being the same property conveyed to Grantor by deed from Chemical Mortgage Company, dated 10/2/89, of record in Book 7969, Page 660, in the Register's Office of Davidson County, Tennessee.

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:

* 11 9 4 9 9

* _____

IDENTIF. REFERENCE

APR 17 1 46 PM '90

DAVIDSON COUNTY

MAIL CHK 7

BOOK 8089 PAGE 939

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 22nd day of March A. D. 19 90

My commission expires 7/24/93

* Deborah L. Burke

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.

1949 04/17 0101 03CHECK 192-13

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 $ 56,150.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Russell L. Willoughby
Affiant

Subscribed and sworn to before me this 29th day of March, 1990

Elizabeth A. Moss
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
RUSSELL L. WILLOUGHBY
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 8089 PAGE 940

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 56150.00
CON TX 185.13
PRFEE 1.00
WDEED 6.00
TOTAL 192.13
CHECK 192.13

04/17/90 01 13:45 0001 1949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19499

IDENTIF. REFERENCE

APR 17 1 47 PM '90

DAVIDSON COUNTY TN.

No. 311051