RIVERA, Victor

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR

TAX PARCEL NO.	PROPERTY ADDRESS
23W 17115 Map 83-10 #82	406 Avondale Drive Nashville, Tennessee 37206
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY:
Loan Guaranty Officer(264) Veterans Affairs Regional Office 110 9th Avenue South, Nashville TN 37203	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

JESS D. HILL AND WIFE IDELLA A. HILL

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whose address is Nashville, Tennessee 37206

, 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 the northerly 20 feet of Lot No. 134 and all of Lot No. 135 on the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 134 and all of Lot No. 135 fronts together 50 feet on the westerly side of Avondale Drive and runs back between parallel lines 128 feet to an alley.

This conveyance is made subject to the following:
1990 Metro-Davidson County Taxes.

Being the same property conveyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, dated September 28, 1989, of record in Book 7947, Page 795, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

2006 05/16 0101 03CHECK 129.76

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 15th day of May, 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.

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)

Witness:

*_____

*_____

26564

IDENTIFICATION

MAY 16 11 31 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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 15th day of May A. D. 1990

My commission expires 7/24/93

* Deborah L. Breeden

~~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 $ 37,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Harold B. Wright

Affiant

Subscribed and sworn to before me this 16th day of May 1990

T.B. Edwards - Dep.

~~Notary Public or~~ Register

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

JESS D. HILL AND WIFE,

IDELLA A. HILL

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 ..... $ _____

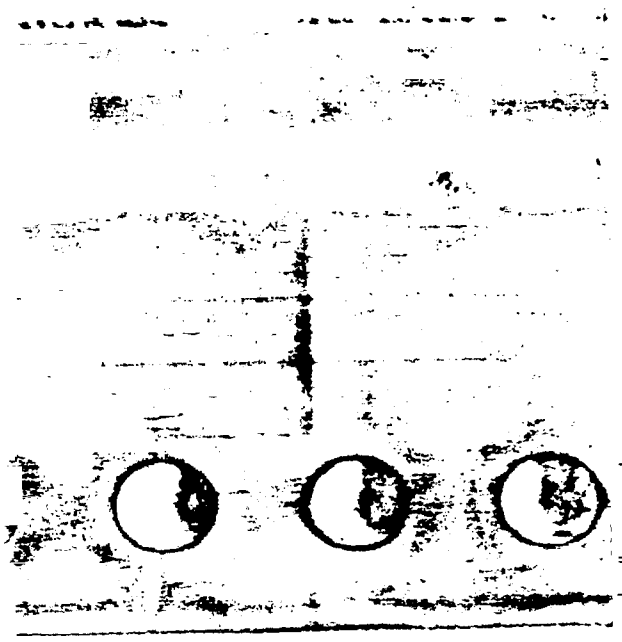
Paid _____ day of _____, 19__

_____, Clerk.

When recorded mail to—

_____

626259



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

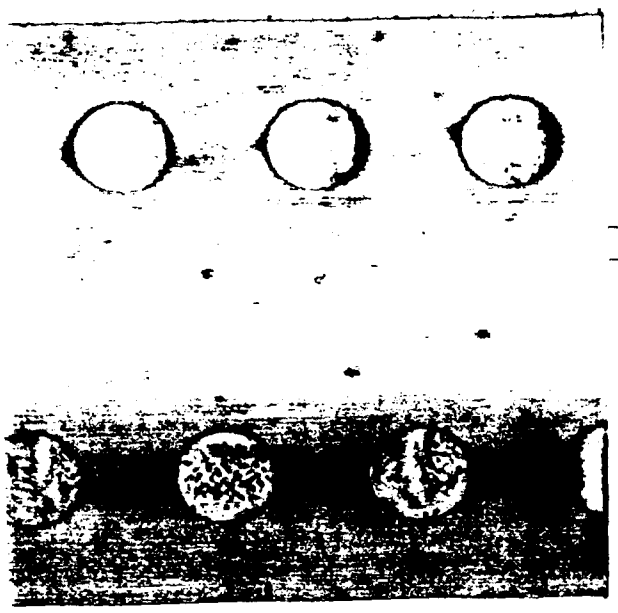
RECEIVED OF _____

FOR _____

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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	37200.00
CON TX	122.76
PRFEE	1.00
WDEED	6.00
TOTAL	129.76
CHECK/BANK	129.76

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

05/16/90 01 11:33 0001 2006

26564

IDENTIFICATION REFERENCE

MAY 16 11 31 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 319455