BOOK 8118 PAGE 458

JONES, Larry R.

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

TENNESSEE

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO.<br>96-14 Par 205 | PROPERTY ADDRESS 815 Allen Road<br>Nashville, Tennessee 37214 |
| SEND TAX NOTICES TO: Loan Guaranty Officer(264)<br>Veterans Affairs Regional Office<br>110 9th Avenue South, Nashville TN 37203 | THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Attorney<br>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
STEVEN C. TOTH AND WIFE KIMBERLIE A. TOTH
whose address is Nashville, Tennessee 37214

, 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 No. 734 on the Plan of Cloverhill, Section 9, of record in Plat Book 2331, at Page 44, Register'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 said subdivision of record in Plat Book 2331, at Page 44, Register's Office for Davidson County, Tennessee, reveals the following: a utility and drainage easement 10 feet in width along the rear property line(s); a 30 foot minimum building setback line from Allen Road.

Being the same property conveyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, recorded February 28, 1990, in Book 8053, Page 746, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

5560 05/30 0101 03CHECK 205.99

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 21st day of May, 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 _____ [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:

*_____

*_____

29496

IDENTIF. TREFERENCE

MAY 30 9 00 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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 21st day of May A. D. 19 90

My commission expires 7/24/93

* Deborah L. Beecher

Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* 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).

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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, Wilson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 60,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Steve C. Toth
Affiant

Subscribed and sworn to before me this 24th day of May, 1990

Notary Public or Register

**Special Warranty Deed**

FROM
SECRETARY OF VETERANS AFFAIRS

TO
STEVEN C. TOTH AND WIFE
KIMBERLIE A. TOTH

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 _____

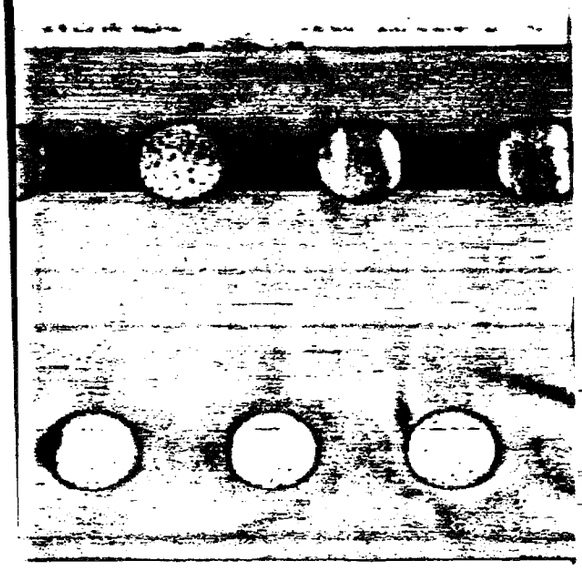
Fee paid, $ _____
Witness my hand, _____, Register.

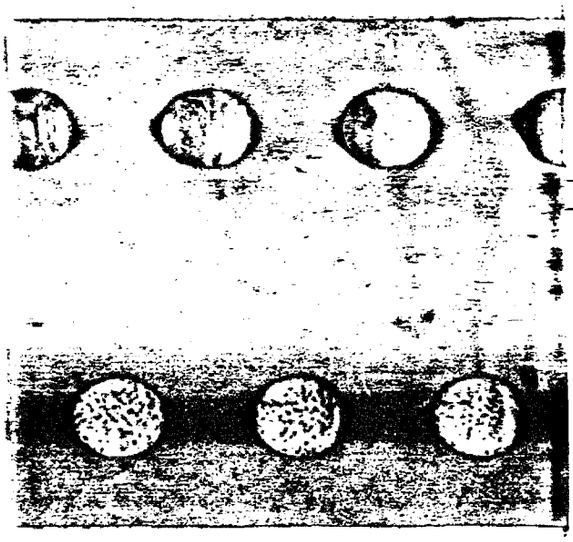
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 _____

BOOK 8118 PAGE 460

| | | |
|---|---|---|
| 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 60300.00 |
| | | | | CON TX 198.99 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 205.99 |
| | | | | CHECK 205.99 |
| 05/30/90 | 01 | | | 08:59 0001 5560 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29496

IDENTIF. REFERENCE

MAY 30 9 00 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 322957