COWAN, Harold

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 1210 Timber Valley Drive Nashville, Tennessee 37214
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
108-12 86 03D 90413	

SPECIAL WARRANTY DEED

BOOK 8202 PAGE 946

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
JOHN A. DAVIDSON AND DARRIN J. STEWART TENANTS IN COMMON
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. 113-A on the plan of East Lake Subdivision of record in Book 6250, Page 246, being a revision of plan of record in Book 5800, Page 245, Register's Office for Davidson County, Tennessee.

Said lot fronts 43.23 feet on the westerly margin of Timber Valley Drive and extends back 105.02 feet on the northerly line and 105.00 feet on the southerly line to a dead line in the rear measuring 41.30 feet thereon.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. The plan of record in Book 5800, Page 245, as amended in Book 6250, Page 246, Register's Office, Davidson County, Tennessee, shows certain setback lines, certain easement, and notes to which reference is hereby made for the location and dimensions thereof.
3. Easement for sanitary sewers and/or storm drainage of record in Book 5795, Page 181, said Register's Office.
4. Deed of conveyance of sewer lines of record in Book 5807, Page 381, said Register's Office.
5. Easement for sanitary sewers and/or storm drainage of record in Book 5856, Page 80 and Book 6147, Page 886, and Book 6147, Page 893, said Register's Office.
6. Restrictive covenants of record in Book 6152, Page 427, said Register's Office.
7. Survey dated 12/12/85 made by Campbell Surveying Co., indicates common gravel drive encroaches onto a 10-foot public utlity and drainage easement located on the rear line of said lot and portion of porch extends over the prescribed building setback line from Timber Valley Drive.

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.
Being the same property conveyed to Grantors by deed from Cowger & Miller MOrtgage Company, dated February 26, 1990, of record in Book 8059, Page 618, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

IN WITNESS WHEREOF, Grantor, this 18th day of September, 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

Witness:

*1 _____

*2 _____

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

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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 18th day of September A. D. 19 90

My commission expires 7/24/93

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah L. Brooks

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, Williamson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is $40,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John A. Davidson
Affiant

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

Brenda B. Wilhoite
Notary Public or Register

SEP 25 3 43 PM '90

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOHN A. DAVIDSON AND DARRIN J. STEWART
TENANTS IN COMMON

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