McADOO, Clarence

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 73-10 #17 15DZ 35873	PROPERTY ADDRESS 3720 Moss Rose Drive Nashville, Tennessee 37216
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

BOOK 8206 PAGE 922

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
CHARLES W. WOODS AND MARCIA F.HOPPER TENANTS IN COMMON
whose address is Nashville, Tennessee 37216

, 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. 69, Moss Rose Estates, as in Plat Book 4860, Page 112, said Register's Office, to which reference is made for a more particular description of said lot.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 5039, Page 359; Book 5138, Page 645; and Book 5311, Page 345, Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 4860, Page 112, said Register's Office, shows a 30-foot minimum building setback line from Moss Rose Drive; a 10-foot easement for public utility and drainage purposes along the southerly line; a 40-foot flood easement along the rear; and a 2.5 X 30-foot utility anchor easement located on the northwesterly corner of subject lot.

Being the same property conveyed to Grantors by deed from City Savings Bank, F.S.B., dated June 27, 1990, of record in Book 8149, Page 703, 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 25th day of September, 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 _____ [SEAL]
KENNETH L. HARVEY
Title Loan Guaranty Officer

Witness:

*_____

*_____

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)

BOOK 8206 PAGE 923

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 25th day of September A. D. 1990

My commission expires 7/24/93

* Deborah L. Beeler

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).

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 $ 86,000 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 1st day of Oct., 19 90

Notary Public or Register

6 1327

IDENTIF. REFERENCE

OCT 1 1 13 PM '90

FELIX Z. MILLSWILLIAMS REGISTER DAVIDSON COUNTY TN.

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

CHARLES W. WOODS AND
~~MARCIA F. HOPPER 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 ____

90 OCT 01 10:01 CHECK 290.00

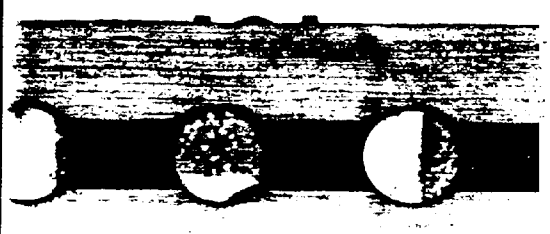
Fee paid, $ _____
Witness my hand,
_____, Register.

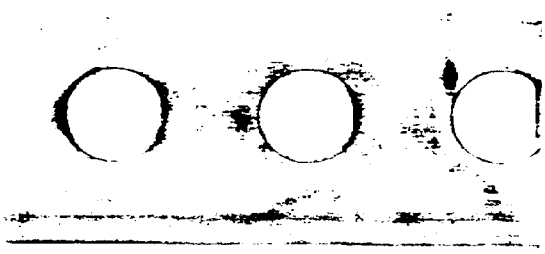
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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

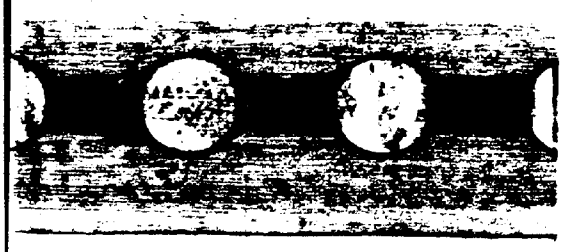
When recorded mail to—

626259









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8206 PAGE 924

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 86000.00
				CON TX 283.80
				PRFEE 1.00
				WDEED 6.00
				TOTAL 290.80
				CHECK 290.80

10/01/90 01 13:14 0001 5940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 F 3 2 7.

IDENTIF. & REFERENCE

OCT 1 1 13 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360235