THOMAS, William

**TENNESSEE**

| | |
|---|---|
| 059-10-0 | 708 Garrison Drive<br>Nashville, Tennessee 37207 |
| Loan Guaranty Officer(264)<br>Veterans Affairs Regional Office<br>110 9th Avenue South, Nashville TN 37203 | Jerry D. Stringer, Attorney<br>VA Regional Office, Nashville TN 37203 |

SPECIAL WARRANTY DEED

BOOK 8285 PAGE 557

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

WILLIE McNEIL, Jr AND WIFE, CYNTHIA S. McNEIL
whose address is Nashville, Tennessee 37207

, 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 Lot No. 2 on the plan of Haynes Manor Section 8 as of record in Book 6200, Page 675, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. The plan of record in Book 6200, Page 675, said Register's Office, shows a 3 X 30-foot anchor easement located on the northwesterly corner; a 6 x 30-foot anchor easement located on the southwesterly corner of subject lot; and a 75-foot TVA easement; and a 10-foot public utility and drainage easement across the rear and southerly lines of subject lot.
3. Inspection by Campbell Surveying Co., Inc., dated 3/16/88, shows the concrete driveway servicing adjacent lot is encroaching onto the 10-foot public utility and drainage easement located on the southerly line of subject lot, and also encroaches onto the 6 x 30-foot anchor easement located on the southwesterly corner of subject lot.

Being the same property conveyed to Grantors by deed from City Savings Bank, F.S.B., dated July 24, 1990, of record in Book 8166, Page 481, 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.

3470 02/01 0101 03CHECK 192.79

IN WITNESS WHEREOF, Grantor, this 15th day of January, 1991, 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 hereto and amended, and who is authorized to execute this instrument.

89979

IDENTIF. REFERENCE

FEB 1 12 22 PM '91

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Witness:

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)

RECORDED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

STATE OF TENNESSEE

BOOK 8285 PAGE 558

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 January A. D. 1991

My commission expires 7/24/93

* Deborah L. Beecher

DEBORAH L. BEECHER

Notary Public

(Official title)

OFFICER 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 __

Davidson COUNTY

56,300.00

Affiant

Subscribed and sworn to before me this 21st day of January, 19 91

Elizabeth A. Moss

Notary Public or Register

M. [illegible] OCT. 9, 1[illegible]

**Special Warranty Deed**

FROM

SECRETARY OF VETERANS AFFAIRS

TO

WILLIE McNEIL, JR., AND WIFE, CYNTHIA S. McNEIL

**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 8285 PAGE 559

| | | |
|---|---|---|
| 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 | 56300.00 |
| CON TX | 185.79 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 192.79 |
| CHECK | 192.79 |

02/01/91 01 10:21 0001 3470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89979

IDENTIF. TREFERENCE

FEB 1 10 23 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 393823