MANNERS, Donald

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 83-14 227	PROPERTY ADDRESS 1910 Fatherland Street Nashville, Tennessee 37206
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 8291 PAGE 350

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

DONALD McDONALD AND WIFE, KAREN McDONALD
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:

SEE ADDENDUM

This conveyance is made subject to the following:
1991 Metro Davidson County Taxes.

Being the same property conveyed to Grantors by deed from First Financial Title Agency of Tennessee, Inc., dated September 26, 1990, of record in Book 8209, page 499, 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 4th day of February, 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 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

* 92187

IDENTIF. REFERENCE

FEB 12 1 56 PM '91

DAVIDSON COUNTY TN.

*

STATE OF TENNESSEE

BOOK 8291 PAGE 351

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 4th day of February A. D. 19 91

My commission expires 7/24/93

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah J. Beecher

DEBORAH L. BEECHER
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 make oath or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is $35,210.00 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 12th day of February 19 91

B. Edwards-Dep.

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DONALD McDONALD AND WIFE,
KAREN McDONALD

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—

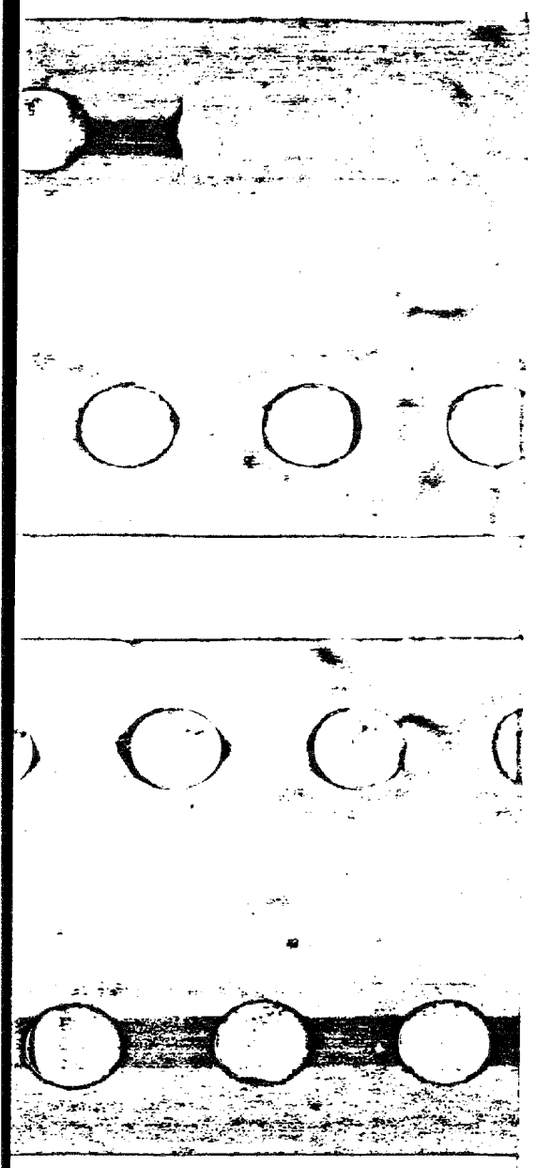
626259

ADDENDUM

BOOK 8291 PAGE 352

DESCRIBED LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 5 IN BLOCK C IN PRIEST HOME PLACE SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 161, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 5 FRONTS 40 FEET ON THE SOUTH SIDE OF FATHERLAND STREET, FORMERLY VAN SINDERIN STREET, BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 5; RUNNING THENCE SOUTHWARDLY WITH THE LINE BETWEEN LOTS 5 AND 6 ON SAID PLAN 150 FEET TO AN ALLEY; THENCE EASTERLY 50 FEET WITH NORTH MARGIN OF SAID ALLEY TO THE LINE BETWEEN LOTS 4 AND 5 ON SAID PLAN; THENCE NORTHERLY WITH SAID LINE BETWEEN LOTS 4 AND 5, 50 FEET TO A POINT; THENCE WESTERLY AND PARALLEL WITH FATHERLAND STREET 10 FEET TO A POINT; THENCE, NORTHERLY AND PARALLEL WITH LINE BETWEEN LOTS 4 AND 5, 100 FEET TO THE SOUTH MARGIN OF FATHERLAND STREET; THENCE WESTERLY WITH THE SOUTH MARGIN OF FATHERLAND STREET 40 FEET TO THE BEGINNING.

6073 02/12 0101 03CHECK 126.16



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8291 PAGE 353

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 35210.00
				CON TX 116.16
				PRFEE 1.00
				WDEED 9.00
				TOTAL 126.16
				CHECK 126.16
02/12/91	01			13:54 0001 6073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92187

IDENTIF. REFERENCE

FEB 12 1 56 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 396387