HARLAN, Sr., William W.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 118-1 7	PROPERTY ADDRESS 1411 Beechwood Avenue Nashville, Tennessee 37212
SEND TAX NOTICE TO Veterans Affairs Regional Office, Loan Guaranty Officer(264) 110 9th Avenue South, Nashville TN 37203	THIS INSTRUMENT PREPARED BY Stringer, Attorney 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

BRADLEY E. POE A SINGLE PERSON

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whose address is Nashville, Tennessee 37212

, 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 Grantor by deed from First Federal Savings Bank of Tennessee, dated January 31, 1990, of record in Book 8064, page 73, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

0313 02/28 0101 03CHECK 152-56

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 22nd day of February, 19 91, 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]
WILLIAM E. LOW

Title Acting 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)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared WILLIAM F. LOW, Acting 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 22nd day of February A.D. 19 91

My commission expires 7/24/93

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah L. Beecher

DEBORAH L. BEECHER
Notary Public
(Official title)

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*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 $ 43,200 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bradley E Poe
Affiant

Subscribed and sworn to before me this 25 day of February, 19 91

James C. Olivier
Notary Public or Register

My Commission Expires Nov. 10, 1991

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
BRADLEY E. POE

A SINGLE PERSON

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

Land in Davidson County, Tennessee, being the west 1/2 of Lot No. 94 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for said county.

Said part of said lot fronts 50 feet on the southerly side of Beechwood Avenue and extends back between parallel lines along the east margin of 15th Avenue South, 188 feet to an alley.

95794

IDENTIF. TREFERENCE

FEB 28 10 41 AM '91

FELIX Z. DAVIDSON COUNTY TN.

PICK-UP

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 43200.00
CON TX 142.56
PRFEE 1.00
WDEED 9.00
TOTAL 152.56
CHECK 152.56

02/28/91 01 10:43 0001 0313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95794

IDENTIF. REFERENCE

FEB 28 10 41 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 400549