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SWESEY III, Robert E.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 128-13A 237 CO	PROPERTY ADDRESS 237 Westfield Drive Nashville, Tennessee 37221
SEND TAX NOTICES TO Loan Guaranty Office(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

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
JAMES E. EDWARDS A SINGLE PERSON
whose address is Nashville, Tennessee 37221

, 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:
1. 1991 Metro Davidson County Taxes.
2. Master Deed of record in Book 6678, Page 771, amended in Book 6736, Page 110, and in Book 6831, Page 982, Register's Office for Davidson County, Tennessee.
3. Charter of the Westfield Condominiums Homeowners' Association, as amended in Book 6746, Page 677, said Register's Office, and the by-laws and rules and regulations of said corporation.
4. Easements and restrictions of record and as shown on the plat of Westfield Condominimums set forth in Book 6250, Page 590, revised in Book 6250, Page 748, and further described in Book 6831, page 982, said Register's Office.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated October 18, 1990, of record in Book 8221, Page 348, 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 30th day of April, 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 WILLIAM P. LOW [SEAL]

Title Acting 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:

*13948

IDENTIF. REFERENCE

MAY 14 8 17 AM '91

FELIX E. ... DAVIDSON COUNTY TN.

16622 05/14 0101 03CHECK 218.56

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

COUNTY OF DAVIDSON

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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 29th day of April 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)

*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 $ 63,200 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James S. Edwards
Affiant

Subscribed and sworn to before me this 30th day of April, 1991

Elizabeth A. Moss
Notary Public or Register

ELIZABETH A. MOSS
MY COMMISSION EXPIRES OCT. 9, 1991

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JAMES S. EDWARDS
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 _____, 19__
_____, Clerk.

When recorded mail to

626259

ADDENDUM

The following described property in County of Davidson, and State of Tennesse, to-wit: Being Apartment Unit No. 237 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.



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 63200.00
CON TX 208.56
PRFEE 1.00
RECORD 9.00
TOTAL 218.56
CHECK 218.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/14/91 01 08:17 0001 1662

13948

IDENTIF. REFERENCE

MAY 14 8 17 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 421277