26-B

MULLINS, James

VA Form 26-6440a - JAN. 1965
Section 420, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR

TAX PARCEL NO	PROPERTY ADDRESS
91-C 153	904 Trice Drive Nashville, Tennessee 37209
SEND TAX NOTICES TO	THIS INSTRUMENT PREPARED BY
SAME	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 PHILLIP FRISINA
whose address is 1806 Beechwood Avenue
Nashville, Tennessee 37212

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, 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. 69 on the plan of West Park Addition, of record in Book 2330, Page 39, Register's Office for said County.

Said Lot No. 69 fronts 52 feet on the southeasterly margin of Trice Drive and extends back between parallel lines 125 feet to a dead line.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 2437, Page 59, Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 2330, Page 339, as amended in Book 2450, Page 478, said Register's Office, shows a 30-foot minimum building setback line from Trice Drive and a 5 and 10-foot easement for public utility purposes along the southwesterly and rear lines, respectively, of said lot.
4. The survey of John Kohl & Company, P.C., dated November 22, 1985, discloses that the house encroaches onto the 5-foot public utility easement.

Being the same property conveyed to Grantor by deed from Standard Federal Savings Bank, recorded 11/21/90, of record in Book 8241, Page 439, in the Register's Office of Davidson County, Tennessee.

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.

3141 05/17 0101 03CHECK 89.50

IN WITNESS WHEREOF, Grantor, this 14th day of May, 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 36.1342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By [signature] [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)

1 5, 9 9.
Witness:
IDENTIFICATION REFERENCE

MAY 17 2 39 PM '91
FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TN

*

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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 14th day of May A. D. 1991

My commission expires 7/24/93

* Deborah L. Beecher
DEBORAH L. BEECHER
Notary Public
(Official title)

OFFICERS HAVING SEAL
MUST WE ESS 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 $ 25,000.00 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 17th day of May 1991

Notary Public or Register

NOTARY PUBLIC
STATE OF TENNESSEE
AT LARGE

comm. exp. 3-26-94

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JAMES PHILLIP FRISINA

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 ____

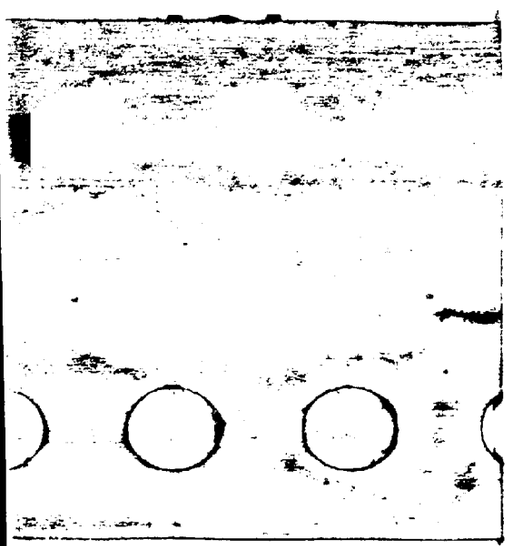
Fee paid, $ ____
Witness my hand, ____, Register

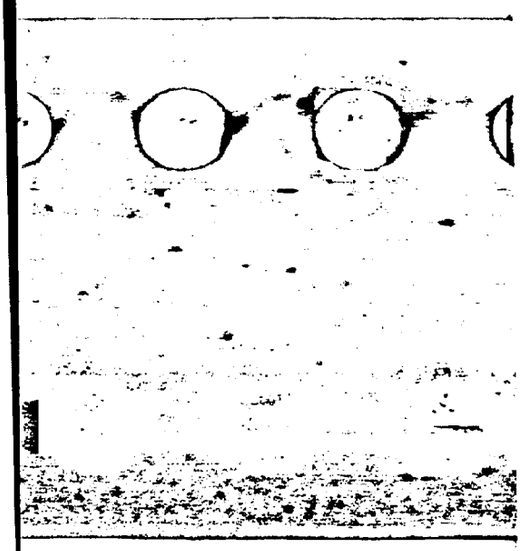
State tax ..... $ ____
Clerk's fee ..... $ ____
Total ..... $ ____

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 _____

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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 25000.00
				CON TX 82.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 89.50
				CHECK 89.50
05/17/91	01			14:39 0001 3141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15199

IDENTIF. REFERENCE

MAY 17 2 39 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 422734