AARON HALL

[redacted]

FILE BOX 45

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO 0581101710	PROPERTY ADDRESS 108 Judd Court, Nashville, Tennessee 37218
SEND TAX NOTICES TO First American National Bank First American Center, Nashville, TN 37237	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 FLORENCE REGINA SMOTHERMAN, unmarried

whose address is 3258 Brick Church Pike A-24
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, and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Section 3, Royal Hills of record in Plat Book 4860, page 47, Register's Office, Davidson County, Tennessee. Said Lot No. 96 fronts 40 feet on the northwesterly margin of Judd Court and extends back 158.04 feet on the southerly line of 162.84 feet on the easterly line to a dead line in the rear measuring 165.63 feet thereon.

BOOK 8363 PAGE 148

This conveyance is made subject to the following:

1. 1991 Metro Davidson County Taxes.
2. Subject to Restrictions of record in Book 4950, page 530, said Register's Office.
3. The Plan of record in Book 4860, page(s) 47, said Register's Office shows an Owner's Certificate, a 30 foot minimum building setback line from Judd Court; a 10 foot public utility and drainage easement along the rear, and 2.5 x 30 foot utility anchor easements located on both the southerly and the southeasterly corners of said Lot.

Being the same property conveyed to Grantors by deed from Standard Federal Savings Bank, dated November 8, 1990, of record in Book 8259, Page 273, 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

IN WITNESS WHEREOF, Grantor, this 7th 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]
KENNETH L. HARVEY
LOAN GUARANTY OFFICER
Title _____

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:

18353

TENNESSEE REGISTER OF DEEDS
MAY 31 10 27 AM '91

*_____

*_____

[redacted]

F TENNESSEE

OF DAVIDSON

Before me personally appeared KENNETH L. HARVEY, Loan Guaranty Officer,

wn to be the person who executed the foregoing instrument in behalf of the Secretary of Veterans Affairs, who, being y sworn, stated that he/she an employee of the Department of Veterans Affairs, a Department of the States Government, and is duly authorized to execute this deed on behalf of said ry, and acknowledged that he/she voluntarily executed the same as the free act and said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 7th day of February A.D. 19 91

ission expires July 24, 1993

* DEBORAH L. BEECHER
NOTARY PUBLIC

(Official title)

t, typewrite, or stamp name of the employee executing this instrument; also names of witnesses and officer taking acknowledgment underneath such signatures.
.–If the entire consideration is paid, delete language from (1) to (1a).

F TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that

oing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that

e received _____, 19__, at ____ o'clock ____ M., and entered in Note Book ____, Page ____

TE DAVIDSON COUNTY
r or affirm that the actual consideration
value of property transferred whichever
,000.00 which amount is equal to or
ond, which the property transferred would
nsideration is:

Florence Regina Smotherman
Affiant

orn to before me this 20th day of

PUBLIC OF Register
3-25-95

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

FROM
SECRETARY OF VETERANS AFFAIRS
TO
FLORENCE REGINA SMOTHERMAN

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 ..... $ 6840.00
Clerk's fee ..... $ 13.00
Total ..... $ 6853.00 CHECK

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 8363 PAGE 150

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	40000.00
CON TX	132.00
PRFEE	1.00
WDEED	6.00
TOTAL	139.00
CHECK	139.00

05/31/91 01 10:28 0001 6840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18353

IDENTIFICATION

MAY 31 10 27 AM '91

No. 426389