WILDER, Barbara A.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 142-14-173	PROPERTY ADDRESS 7529 Old Harding Road Nashville, Tennessee 37221
SEND TAX NOTICE 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
WILLIAM EDWARD WAINWRIGHT AND WIFE JENNIFER WAINWRIGHT
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:
Land in Davidson County, Tennessee, being Lot No. 695 on the plan of Section Three, Harpeth Woods, of record in Book 5200, Page 270, Register's Office for said County. Said Lot No. 695 fronts 113.7 feet on the southeasterly margin of Old Harding Road and extends back 110.8 feet on the northeasterly line and 160.0 feet on the southwesterly line to a dead line in the rear, measuring 123.9 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro Davdison County Taxes.
2. Restricted covenants contained in an instrument dated March 24, 1982, and filed for record in the Register's Office, Davidson County, Tennessee, 3/30/82 in Book 5867, Page 193.
3. Restrictive covenants contained in Amendment Book 5882, Page 261, said Register's Office.
4. The plan of record in Book 5200, Page 270, said Register's Office, shows a 30 foot minimum building setback line from Old Harding Road and a 20 foot easement for public utility and drainage purposes along the rear and 5 feet on the northerly line of said lot; easement for existing force main (Harpeth Valley Utilities District) 10 feet wide across front portion of lot.
5. Notes and restrictions shown in Plat Book 5200, Page 270, said Register's Office.

Being the same property conveyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, dated January 29, 1991, of record in Book 8283, Page 101, 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.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

4099 07/23 0101 03CHECK 299.67

IN WITNESS WHEREOF, Grantor, this 18th day of July, 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 Assistant 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: _____

*32*8.96

IDENTIFICATION REFERENCE

JUL 23 1 48 PM '91

MAIL ENV.

STATE OF TENNESSEE

BOOK 8403 PAGE 386

COUNTY OF DAVIDSON

Before me personally appeared WILLIAM E. LOW, Assistant 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 18th day of July A. D. 1991

My commission expires 7/24/93

OFFICERS HAVING SEAL MUST IMPRESS SEAL

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 $ 79,100 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 22nd day of July, 19 91

B. Edward - Dep
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
WILLIAM EDWARD WAINWRIGHT AND WIFE,
JENNIFER WAINWRIGHT

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 _____

BOOK 8403 PAGE 387

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	79100.00
CON TX	292.67
PRFEE	1.00
WDEED	6.00
TOTAL	299.67
CHECK	299.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/23/91 01 13:49 0001 4099

32896

IDENTIFT REFERENCE

JUL 23 1 48 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TN

No. 443075