McDONALD, Cherise

VA Form 26-6440a - JAN 1985
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 60-13 114	PROPERTY ADDRESS 2643 Old Matthews Road Nashville, Tennessee 37207
SEND TAX NOTICES TO: CLARA BELL LEE SAME ADDRESS	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
CLARA BELL LEE
whose address is Nashville, Tennessee 37207

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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. 101, Trinity Hills Village, Section III, First Addition, plat of which is of record in Book 4460, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, refer also to revised plat of record in Book 4460, Page 32, Register's Office for said County.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 4509, Page 480, Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 4460, Page 14, as revised in Book 4460, Page 32, said Register's Office, shows a 15-foot minimum building setback line from Old Matthews Road, a 10-foot drainage and utility easement along the rear line, a 5-foot drainage and utility easement on the southerly side, an overhang easement on the northerly side, and a 3 X 15 foot utility anchor easement on the front of said lot.
4. The asphalt drive which services lot no. 101 encroaches onto the 5-foot drainage and utility easement; the air conditioning unit encroaches onto the minimum building setback line; and the fence which services said property encroaches onto the adjoining lot along the rear property line as shown on survey by R. L. Montoya, dated 10/29/85.

Being the same property conveyed to Grantor by deed from Thomas Staten, Trustee, dated May 15, 1991, of record in Book 8358, Page 807, 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 24th 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.

33993

IDENTIFICATION JUL 26 1 10 PM '91

Witness:

*_____

*_____

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By Kenneth L. Harvey [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)

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 24th day of July A. D. 1991

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).

5365 07/26 0101 03CHECK 182.75

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, _____ COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer, or value of property transferred, whichever is greater, is $ 47,509.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Clara Bell Lee
Affiant

Subscribed and sworn to before me this 24th day of July 1991

L. Chandler, Dep. Reg
Notary Public or Register

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

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
CLARA BELL LEE

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 47509.84
CON TX 175.75
PRFEE 1.00
WDEED 6.00
TOTAL 182.75
CHECK 182.75

07/26/91 01 13:12 0001 5365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33993

IDENTIFICATION REFERENCE

JUL 26 1 10 PM '91

No. 444332