BOOK 8429 PAGE 196

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

BEVIS, Randall R.
TENNESSEE

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. 053-16-69 | PROPERTY ADDRESS 329 Pitts Avenue<br>Old Hickory, Tennessee 37138 |
| SEND TAX NOTICES TO Loan Guaranty Office(264)<br>Veterans Affairs Regional Office<br>110 9th Avenue South, Nashville TN 37203 | THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney<br>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
BUDDY RAY MABRY, Sr., AND WIFE, SHIRLEY JUANITA MABRY
whose address is Old Hickory, Tennessee 37138

, 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 Old Hickory, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Pitts Avenue Subdivision of record in Book 5210, Page 132, Register's Office for said County.

Said Lot No. 8 fronts 118.07 feet on the northerly margin of Pitts Avenue and extends back 194.74 feet on the westerly line and 182.73 feet on the easterly broken line, to a line in the rear measuring 141.31 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. The plan of record indicates a 30 foot minimum building setback line from Pitts Avenue and a 10 foot easement for sanitary sewers along the westerly line of said lot.

Being the same property conveyed to Grantors by deed from Billy Bushulen, Substitute Trustee, dated December 7, 1990, of record in Book 8257, Page 882, 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 14th day of August, 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.

42323

AUG 27 1 22 PM '91

MAIL ENV.

Witness:

*_____

*_____

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [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

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 August 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).

7359 08/27 0101 03CHECK 292.27

---

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 $ 77,100 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Connie Johnson
Affiant

Subscribed and sworn to before me this 27th day of August 19 91

L. Chandler Dep Reg
Notary Public or Register

BOOK 8429 PAGE 197

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

**Special Warranty Deed**

FROM
SECRETARY OF VETERANS AFFAIRS
TO
BUDDY RAY MABRY, SR., AND WIFE, SHIRLEY JUANITA MABRY

**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 _____

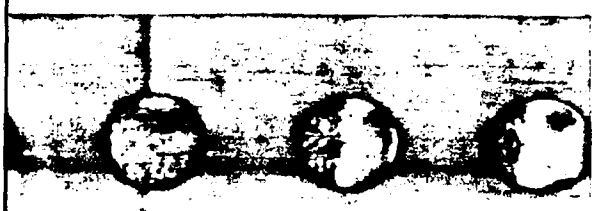
Fee paid, $ _____
Witness my hand, _____, Register.

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

Paid _____, 19__
_____ day of _____, Clerk.

When recorded mail to—

626259



**OFFICIAL RECEIPT**
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8429 PAGE 198

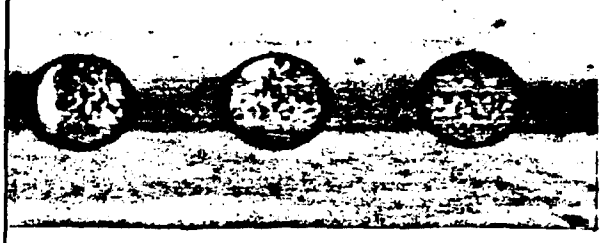
| | | |
|---|---|---|
| CO CONVEYANCE | CC CERTIFIED COPY | MISC MISCELLANEOUS |
| MO MORTGAGE | REL RELEASE | CO TX STATE TAX CONVEY |
| WD WARRANTY DEED | UCC UNIFORM COMMERCIAL CODE | MO TX STATE TAX MORT |
| TD TRUST DEED | | PRFEE PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 771.00
ERR CO
CAMT 771.00-
CAMT 77100.00
CON TX 285.27
PRFEE 1.00
WDEED 6.00
TOTAL 292.27
CHECK 292.27

08/27/91 01 13:24 0001 7359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



42323

Aug 27 1 21 PM '91

No. 453845