KINNARD, Harry S.

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

BOOK 8430 PAGE 866 TENNESSEE

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO.<br>83 4 270 | PROPERTY ADDRESS<br>2608 Solon Drive<br>Nashville, Tennessee 37206 |
| SEND TAX NOTICES TO:<br>Loan Guaranty Office(263)<br>Veterans Affairs Regional Office<br>110 9th Avenue South, Nashville TN 37203 | THIS INSTRUMENT PREPARED BY:<br>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
JAMES R. RICHARDSON AND WIFE, RAGENA A. RICHARDSON
whose address is Nashville, Tennessee 37206

, 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. 14 on the Plan of Rosebank Terrace, Section II, of record in Book 5210, Page 31, Register's Office for said County.

Said Lot No. 14 fronts 58 feet on the northerly margin of Solon Drive and extends back 180.67 feet on the easterly line and 216.81 feet on the westerly line to a broken line in the rear measuring 90.06 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 5354, Page 901 and in Book 5354, Page 90, in the Register's Office, Shelby County, Tennessee.
3. The plan of record in Book 5210, Page 31, said Register's Office, shows a 30 foot minimum building setback line from Solon Drive and a 10 foot easement for public utility and drainage purposes along the westerly and rear line of said lot.

Being the same property conveyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, dated Marcy 5, 199, of record in Book 8304, Page 65 and re-recorded in Book 8308, Page 652, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

3006 08/29 0101 03CHECK 226.78

**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 21st day of August, 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.

Witness: 12886 AUG 29 10 20 AM '91

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [SEAL]
WILLIAM F. 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)

STATE OF TENNESSEE

BOOK 8430 PAGE 867

COUNTY OF DAVIDSON

Before me personally appeared WILLIAM F. IOW, 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 21st day of August A. D. 19 91

My commission expires 7/24/91

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah I. Beecher

DEBORAH I. 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).

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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 $59,400 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James R. Richardson
Affiant

Subscribed and sworn to before me this 29 day of AUGUST 1991

Joyce A. Kahn
Notary Public or Register

9-21-94

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

**Special Warranty Deed**

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JAMES R. RICHARDSON AND WIFE,
RAGENA A. RICHARDSON

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 8430 PAGE 868

| | | |
|---|---|---|
| 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 | ~~59400.00~~ |
| | | | CON TX | 219.78 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 226.78 |
| | | | CHECK | 226.78 |
| 08/29/91 | 01 | 10:23 | 0001 | 8006 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42886

ENTERED FOR REFERENCE

Aug 29 10 20 AM '91

No. 454487