BOOK 8432 PAGE 452 FARRINGER, Louis N.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 117-2-186	PROPERTY ADDRESS 2807 22nd Avenue South Nashville, TN 37215
SEND TAX NOTICES TO: Loan Guaranty Officer (264) Veterans Administration 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 LAWRENCE G WINKLER AND WIFE JUDITH A WINKLER

whose address is Nashville TN 37215

, 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:
Described land situated in Nashville, Davidson County, Tennessee, being the southerly part of Lot No. 28 and the northerly 35 feet of Lot 29 of Block No. 3, Hillsboro Highlands Subdivision as of record in Book 843, page 23, Register's Office for said County, described as follows: BEGINNING on the westerly margin of 22nd Avenue South, at the southeast corner of the property conveyed to Joseph Neely Cook and wife, by deed from Lehman N. Black and wife, of record in Book 1815, page 603, said Register's Office, being 3 feet south of the corner of Lots Nos. 27 and 28; thence with Cook's southerly line, westwardly 165 feet, more or less, to the common corner of Lots Nos. 17, 18, 27, and 28; thence with the easterly line of Lots Nos. 17 and 16, southwardly 100 feet, more or less, to the northwest corner of the property conveyed to Carrie E. Hollandsworth by deed from Oscar Bainbridge and wife, of record in Book 1046, page 555, said Register's Office; thence with Hollandsworth's northerly line, eastwardly 165 feet to the westerly margin of 22nd Avenue South; thence with same northwardly 97 feet, more or less, to the beginning.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County taxes.
2. The Plan of record in Book 843, Page 23, said Register's Office, shows a 40-foot minimum building setback line from 22nd Avenue South.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated March 6, 1991, of record in Book 8308, Page 891 in the Register's Office of Davidson County, Tennessee.

MORGAGEE: 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.

Witness:

4403

AUG 30 2 16 PM '91

PICK-UP

*_____

*_____

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [SEAL]

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 8432 PAGE 453

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 14th day of August A. D. 19 91

My commission expires 7/24/93

OFFICER 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).

3608 08/30 0101 03CHECK 491.33

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 $130905.00 which amount is equal to or greater than the value which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of August 1991

L. Chandler Dep Reg

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
LAWRENCE G WINKLER AND WIFE JUDITH A WINKLER

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 8432 PAGE 454

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

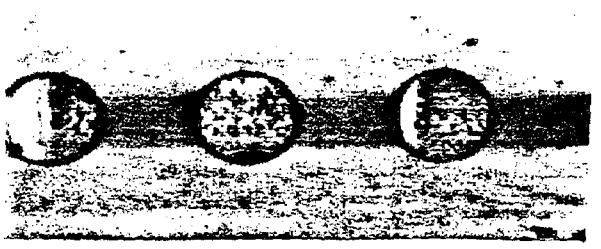
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 130905.00
CON TX 484.33
PRFEE 1.00
WDEED 6.00
TOTAL 491.33
CHECK 491.33

08/30/91 01 14:20 0001 8608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4343U3

AUG 30 2 17 PM '91

No. 455078