BOOK 8459 PAGE 169 BROWN, Oscar E.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 71-2-49	PROPERTY ADDRESS 1218 Avondale Circle Nashville TN 37207
SEND TAX NOTICES TO: Dept.of Veterans Affairs(264) 110 9th Avenue So., 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 GREGORY M TOLBERT & CARL E BROOKS, TENANTS IN COMMON

whose address is SAME, 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 Lot No. 19 on the Map of E.C. Scrugg's First Avondale Plan recorded in Book 161, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1992 Metro Davidson County taxes.
2. Taxes resulting from supplemental, revised, or corrected assessments under Tennessee Code Annotated, Section 67-5-603, et seq.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated, January 9, 1991, of record in Book 8275, Page 114, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

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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 1st day of October, 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]
KENNETH L. HARVEY

Title ~~Loan Guaranty Officer~~

Witness:

*_____

*_____

5.2 5.9

IDENTIFICATION Oct 7 10 25 AM '91

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

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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 1st day of Oct A. D. 1991

My commission expires 09/16/95

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*Jean C. Long
JEAN C. LONG
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 $ 43,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Carl F. Brooks
Affiant

Subscribed and sworn to before me this 4th day of October, 1991

Notary Public or Register

My Comm. Expires 7-23-94

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
GREGORY M TOLBERT & CARL F. BROOKS,
TENANTS IN COMMON

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____
_____, Clerk.

When recorded mail to–

626259

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8459 PAGE 171

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	43100.00
CON TX	159.47
PRFEE	1.00
WDEED	6.00
TOTAL	166.47
CHECK	166.47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

10/07/91 01 10:28 0001 0769

5.2559

IDENTIFICATION REFERENCE

OCT 7 10 25 AM '91

No. 465568