BROWN, Frank E.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 44-15 343	PROPERTY ADDRESS 1007 Clarke Street Old Hickory TN 37138
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

BOOK 8472 PAGE 555

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

LEROY JOHNSTON ELLIS IV, A SINGLE PERSON

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 Old Hickory, County of Davidson, State of Tennessee to-wit;

Land in Davidson County, Tennessee, Being Lot No. 51, on the Plan of Section B, Village of Old Hickory, of record in Book 1424, Pages 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 54.7 feet on the easterly margin of Clarke Street and runs back on lines measuring 88.8 feet on the northerly side margin and 88.6 feet on the southerly side margin to a dead line in the rear measuring 54.7 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County taxes.
2. A mortgage loan inspection survey, dated 11/1/85, by John Kohl & Company, reveals a 10 foot public utility easement across the rear of subject property which is encroached upon by a detached storage shed/port.

Being the same property conveyed to Grantor by deed from First Investment Company, dated, January 9, 1991, of record in Book 8280, Page 944, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

55.2 10/29 0101 03CHECK 155.00

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 30th day of September, 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.

EDWARD J. DERWINSKI

The Secretary of Veterans Affairs

*By KENNETH L. HARVEY [SEAL]

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)

Witness:

* 9/30/91

* 9/30/91

[redacted] [redacted]

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.

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IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 30th day of Sept A. D. 1991

My commission expires 09/16/95

*Jean C. Long

JEAN C. LONG
Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*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 $ 40,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of October, 1991

Jean C. Long
Notary Public or Register

My Commission expires 9-16-95

OFFICERS HAVING SEAL MUST IMPRESS SEAL

5.7.4.7.6

IN THE REFERENCE

OCT 28 2 31 PM '91

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS

TO
LEROY JOHNSTON ELLIS IV
A SINGLE PERSON

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 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 40050.00
CON TX 148.00
PRFEE 1.00
WDEED 6.00
TOTAL 155.00
CHECK 155.00

10/28/91 01 14:29 0001 6522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.47.6.

IDENTIFI REFERENCE

OCT 28 2 31 PM '91

No. 471224