BOOK 8475 PAGE 286 TRUITT, Elijah D

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 60 08 16	PROPERTY ADDRESS 2911 Hillhurst Dr. 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

RILEY WALKER & WIFE BEVERLY WALKER

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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Hillhurst Acres, Section 3 of record in Plat Book 2331, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts a total of 145.00 feet on the southerly side of Hillhurst Drive and runs back 348.8 feet on the easterly line and 280 feet on the westerly line to a line in the rear which measures 127.9 feet thereon.

This conveyance is made subject to the following:
1. 1992 Metro Davidson County taxes.
2. The Plan of record in Book 2331, paage 86, said Register's Office, shows an Owner's Certificate, certain easements and setback lines.
3. A 20 foot permanent easement for sanitary sewer extending along the westerly line of the property from Hillhurst Drive to the rear line of the property as of record in Book 6040, paage 248, said Register's Office.

Being the same property conveyed to Grantor by deed from Thomas Staten, Trustee, dated October 11, 1990, of record in Book 8219, Page 227, 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 25th 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

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:

* _____

* _____

IDENTIFICATION REFERENCE
OCT 31 9 39 AM '91
RECORDED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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 25TH day of Oct 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

DAVIDSON COUNTY, TENN. NOTARY PUBLIC

*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 $ 51500 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Beverly Walker

Affiant

Subscribed and sworn to before me this 31 day of October, 19 91.

Dana Grayson

Notary Public or Register

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

RILEY WALKER & WIFE

BEVERLY WALKER

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 ..... $ _____

CHECK ..... TOTAL $ 139.55

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 51500.00
CON TX 1990.55
ERR CO
CON TX 1990.55-
CON TX 190.55
PRFEE 1.00
WDEED 6.00
TOTAL 197.55
CHECK 197.55

10/31/91 01 09:40 0001 7559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8.3 7. I.

IDENTIFICATION REFERENCE

OCT 31 9 40 AM '91

No. 472245