GARDNER, William L.

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

BOOK 8568 PAGE 172

TENNESSEE

| INFORMATION FOR TAX ASSESSOR | | |
|---|---|---|
| TAX PARCEL NO 96-13 15 | PROPERTY ADDRESS | 2722 Wellman Drive<br>Nashville, TN 37214 |
| SEND TAX NOTICES TO: Dept.of Veterans Affairs(264)<br>110 9th Avenue So., Nashville TN 37203 | THIS INSTRUMENT PREPARED BY: 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 DONALD W. MCGEE AND WIFE MARGARET B. MCGEE

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:

Being Lot No. 5, plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the following:
1. 1992 Metro Davidson County Taxes.
2. Restrictions of record in Book 2928, Page 445, Register's Office, Davidson County, Tennessee.
3. Survey made by Campbell Surveying Co., Inc. dated March 29, 1988, shows a 10 foot Public Utility Easement located along the rear of said lot.
4. Thirty foot minimum building setback line as of record in Book 2900, Page 18, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Altus Bank, A Federal Savings Bank, dated April 16, 1991, of record in Book No. 8333, Page No. 236 in 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 27th day of February, 19 92, 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

Witness:

*

*

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)

9008.1

IDENTIFICATION REFERENCE

MAR 6 9 15 AM '92

FELIX Z. WILLIAMS REGISTER DAVIDSON COUNTY, TN

MAIL ENV.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 27th day of Feb. A. D. 1992

My commission expires 9-16-95

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*Jean C. Long
JEAN C. LONG
Notary Public
(Official title)

3843 03/06 0101 03CHECK 217.90

*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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BOOK 8568 PAGE 173

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, Wilson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property or interest or lien or easement whichever is greater is $ 57,000.00 which is equal to or greater than the amount which the property or interest or lien or easement would command at a fair and voluntary sale.

Donald W. McGee

Subscribed and sworn to before me this 5 day of MARCH 19 92

Notary Public or Register

Comm Exp 8-22-94

**Special Warranty Deed**

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DONALD W. MCGEE AND WIFE
MARGARET B. MCGEE

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 _____

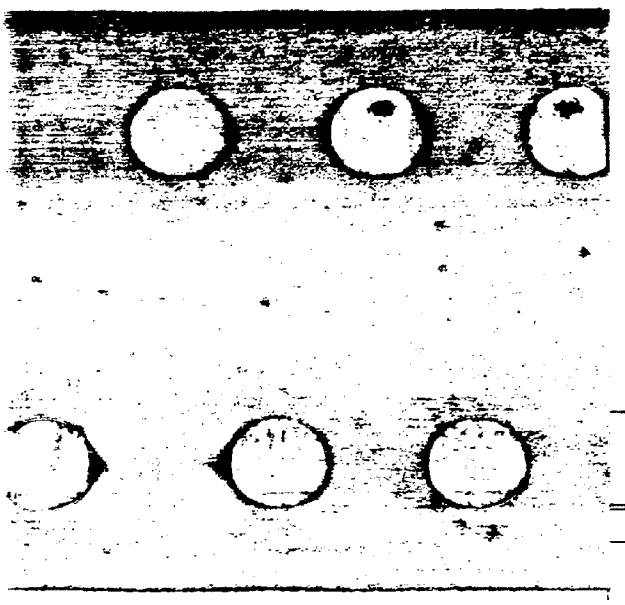
Fee paid, $ _____
Witness my hand, _____, Register.

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 _____

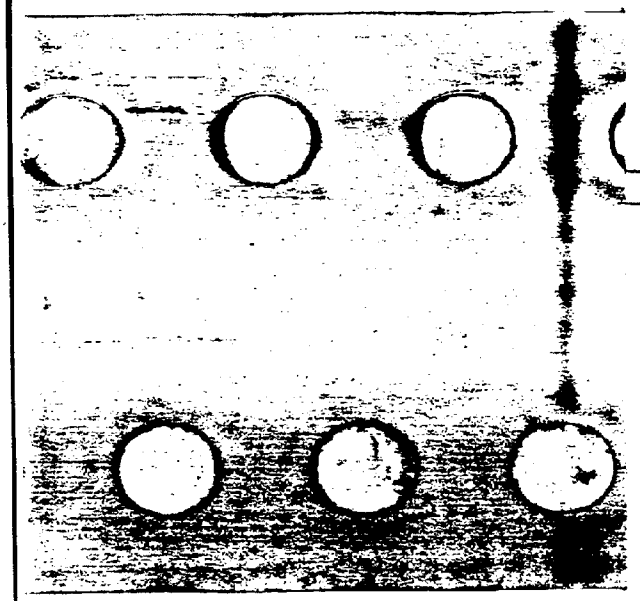
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 57000.00 |
| CON TX | 210.90 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 217.90 |
| CHECK | 217.90 |

03/06/92 01 09:14 0001 3843



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9008.1

IDENTIFICATION REFERENCE

MAR 6 9 15 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 508316