HUDSON, Mitchell

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

BOOK 8596 PAGE 728

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 52-2 160	PROPERTY ADDRESS 627 Blackstone Avenue Madison, TN 37115
SEND TAX NOTICES TO: Wayne P. McDonald 627 Blackstone Ave, Madison, TN 37115	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 WAYNE P MCDONALD AND WIFE PATRICIA MCDONALD

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 Madison, County of Davidson, State of Tennessee to-wit:

PROPERTY IN COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

Being the easterly 20 feet of Lot No. 7 and the westerly 60 feet of Lot No. 8 on the revised Plan of Rainbow Terrace, Block B, of record in Book 1130, Page 85, Register's Office for said County.

Said parts of said lots front together 80 feet on the northerly margin of Blackstone Avenue and extend back 150 feet between parallel lines to a dead line in the rear measuring 80 feet thereon.

This conveyance is made subject to the following:
1. 1992 Davidson County taxes.
2. The Plan of Record in Book 1130, Page 85, said Register's Office, shows a 30 foot minimum building setback line from Blackstone Avenue, and a 10 foot public utility and drainage easement across the rear of said lot.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated November 13, 1991, of record in Book 8499, Page 706, in the Register's Office of Davidson County, Tennessee.

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 March, 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

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 9 6-7.

IDENTIFICATION REFERENCE

APR 8 1 03 PM '92

DAVIDSON COUNTY, TN

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 30th day of March 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)

*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).

8586 04/08 0101 03CHECK 108.75

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 $ 27550.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Wayne McDonald

Affiant

Subscribed and sworn to before me this 2 day of April, 92

Notary Public or Register

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

WAYNE P MCDONALD AND WIFE

PATRICIA MCDONALD

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 ..... $ _____

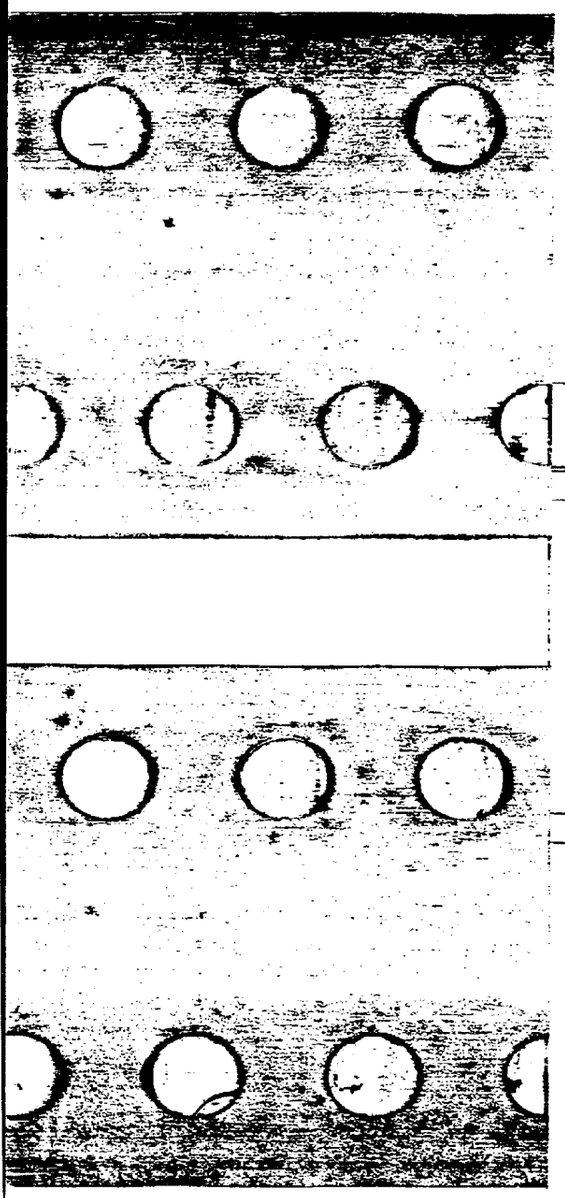
Total ..... $ _____

Paid _____, 19__

_____ day of _____, 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 27550.00
CON TX 101.75
PRFEE 1.00
WDEED 6.00
TOTAL 108.75
CHECK 108.75

04/08/92 01 13:04 0001 8586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99967

IDENTIFICATION REFERENCE

APR 8 1 05 PM '92

DAVIDSON COUNTY, TN

No. 519466