BUTLER, Sterling, III

VA Form 26-6344a (MAR 1987)
Section 36, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO 71-12-295	PROPERTY ADDRESS 1519 Rosedale Avenue Nashville TN 37206
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

JOYCE R SEAGRAVES 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 Nashville, County of Davidson, State of Tennessee, to-wit: Described land in Davidson County, Tennessee, being Lot No. 5 on the Plan of William and Hayes Company Resubdivision of Lot 9 and Part of Lot 10 of Belleview as of record in Book 3842, Page 195, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

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.
3. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee for Sanitary Sewer and/or Storm Drainage of record in Book 3984, Page 529, Register's Office for said County.
4. The Plan of record in Book 3842, Page 195, Register's Office for said County shows a 30 foot minimum building setback line from Rosedale Avenue, a 20 foot easement on rear of lot and a 10 foot easement along northerly lot line for sanitary sewer and drainage.
5. Subject to Restrictions shown on Plat recorded in Book 3842, Page 195, Register's Office for said County.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated July 25, 1991, of record in Book 8406, Page 127, 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.

RECORDERS MEMO:
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, Grantor, this 6th day of July, 1992, 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.

2140

IDENTIF. REFERENCE

JUL 13 3 33 PM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

PICK-UP

Witness:

*_____

*_____

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)

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 6th day of July A. D. 19 92

My commission expires 09/16/95

OFFICERS HAVING SEAL MUST IMPRESS SEAL

NOTARY PUBLIC DAVIDSON COUNTY TENN. JEAN C. LONG

*Jean C. Long

JEAN C. LONG
Notary Public
(Official title)

BOOK 8674 PAGE 641

*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.

5065 07/13 0101 03CHECK 166.25

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 _____

_____

OF TENNESSEE, Davidson COUNTY

e hereby swear or affirm that the actual consideration is transfer or value of property transferred, whichever eater, is $ 42,000.00 which amount is equal to or ter than the amount which the property transferred would mand at a fair voluntary sale.

Affiant

SWORN

Subscribed and sworn to before me this 13th day of July 1992

Notary Public or Register

My Commission Expires July 23, 1994

NOTARY PUBLIC DAVIDSON COUNTY TENN.

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOYCE R SEAGRAVES, 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,

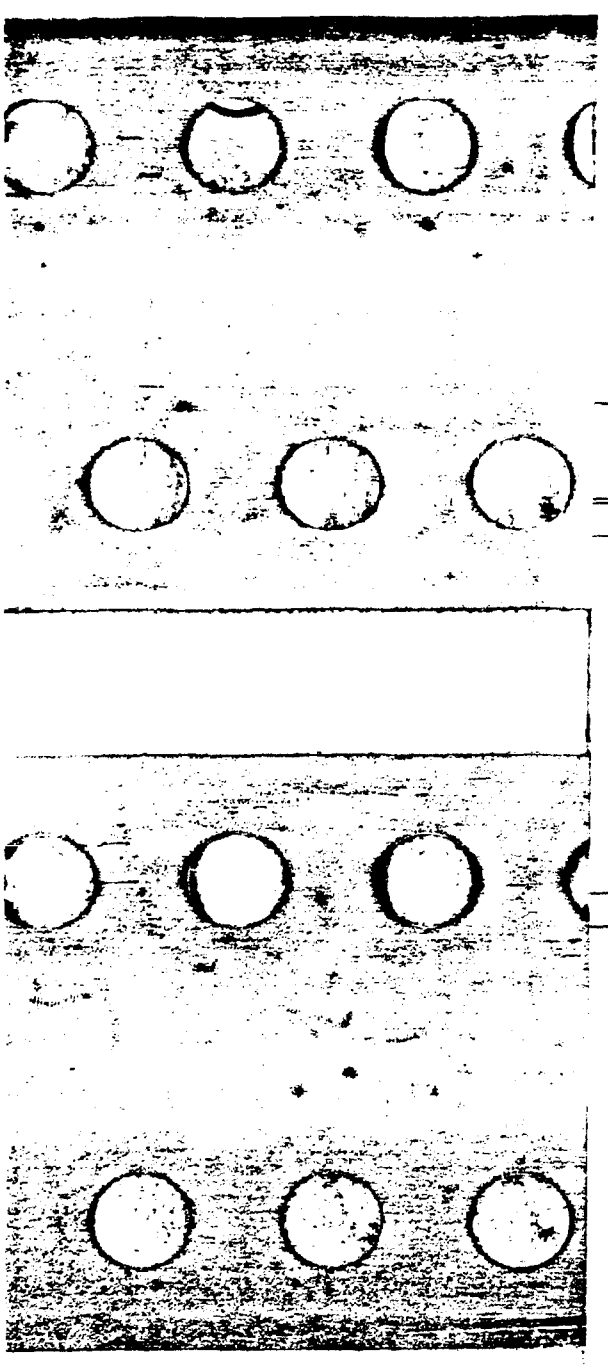
_____, Register.

State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____, 19__
_____ day of _____, 19__
_____, Clerk.

When recorded mail to—

626259



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8674 PAGE 642

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 8.00
TOTAL 166.25
CHECK 166.25
07/13/92 01 15:34 0001 5065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27140

IDENTIF. REFERENCE

JUL 13 3 33 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 549814