KENNEDY, Andrew G.

VA Form 26-6440a - JAN 1962
Section 36, Title 38, U.S.C.

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TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 61-10-110	PROPERTY ADDRESS 3852 Saunders Avenue Nashville TN 37216
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 **JEFFREY W WILLIAMS & CLARISSA M WATTS, TENANTS IN COMMON**

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. 3 on the Plan of Maplewood Heights, of record in Book 4885, Page 27, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description thereof.

This conveyance is made subject to the following:
1. 1992 Metro Davidson County Taxes.
2. Sewer easement of record in Book 4288, page 307, said Register's Office.
3. Restrictions of record in Book 5043, page 514, Book 5093, page 690, and Book 5248, page 408, said Register's Office.
4. The Plan of record in Book 4885, page 27, said Register's Office, shows a 30-foot minimum building setback line from Saunders Avenue, a 10-foot public utility and drainage easement along the rear and the southerly side of said lot, and a 10-foot sanitary sewer and drainage easement with an 8-inch sewer line within on the southerly side of said lot.

Being the same property conveyed to Grantor by deed from First Investment Company, dated January 6, 1992, of record in Book 8531, Page 865, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs.

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

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 **17th** day of **September**, 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 _____ [SEAL]
KENNETH L. HARVEY

Title **Loan Guaranty Officer**

PICK-UP

Witness:

* _____

* _____

4 7 4 3 4

IDENTIFICATION REFERENCE

SEP 21 12 59 PM '92

JOE C. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

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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 17th day of Sept. A. D. 19 92

My commission expires 09/16/95

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).

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 $ 51,250.00 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 21st day of September, 19 92

Notary Public/Register

My Commission Expires 1/21/95

8556 09/21 0101 03CHECK 199.55

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JEFFREY W. WILLIAMS AND
CLARISSA M. WATTS, TENANTS IN COMMON

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	51500.00
			CON TX	190.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	199.55
			CHECK	199.55
09/21/92	01		13:00 0001	8556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47434

IDENTIFICATION REFERENCE

SEP 21 12 59 PM '92

F Z WILSON II REG.
DAVIDSON COUNTY, TN

No. 572185