SANDERS, Willie R.

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VA Form 26-6309a (MAR 1986)
Section 36, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 133-8-184	PROPERTY ADDRESS 516 Cathey Jo Circle Nashville TN 37211
SEND TAX NOTICE 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 **DAVID W. SCRUGGS AND WIFE SANDRA J. SCRUGGS**

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:**

Situated within Davidson County, City of Nashville, State of Tennessee and being known and designated as all of Lot Number Sixty Two (62) of Valley View Terrace, Phase II, as the same appears in Plat of Record in Book 5200, page 119 in the Register's Office for Davidson County, Tennessee, and on survey of Campbell Surveying, Surveyor, dated December 26, 1989, to which plat and survey specific reference is hereby made for a more particular description.

This conveyance is made subject to the following:
1. 1992 Metro Davidson County Taxes.
2. Subject to public utility and drainage easements, setback lines and other special requirements or restrictions imposed by the appropriate governmental body, utility and/or health department as shown on Record in Plat Book 5200, page 119; restrictive covenants of record in Book 5603, page 341, and Book 5323 page 310; all of record in said register's office.

Being the same property conveyed to Grantor by deed from Lincoln Service Corporation, dated January 28, 1992, of record in Book 8546, Page 606, 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 **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.

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

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [SEAL]
WILLIAM F. LOW

Witness:

*_____

*_____

Title **Assistant 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)

47.43 8.
IDENTIFICATION REFERENCE
SEP 21 | 22 PM '92
A.D. WILLIAMS REGISTER
DAVIDSON COUNTY, TN
PICK-UP

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me personally appeared WILLIAM F. LOY, Assistant 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. 1992

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 $ 67,500.00, 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 21 day of Sept. 19 92

B. Edwards - Deputy

Notary Public or Register

B560 09/21 0101 03CHECK 258.75

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

DAVID W. SCRIGGS AND WIFE

SANDRA T. SCRIGGS

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	67500.00
			CON TX	249.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	258.75

CHECK 258.75

09/21/92 01 13:23 0001 8560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47438

IDENTIFICATION REFERENCE

SEP 21 1 23 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 572189