WILLIAMS, James

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

BOOK 8798 PAGE 455 **TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | | |
|---|---|---|
| TAX PARCEL NO. 33-16-85 | PROPERTY ADDRESS | 224 Connare Drive<br>Madison TN 37115 |
| SEND TAX NOTICES TO Dept.of Veterans Affairs(264)<br>110 9th Avenue So., Nashville TN 37203 | THIS INSTRUMENT PREPARED BY | Ronald H. Dooley,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 **FREDERICH BEAHM AND WIFE KRISTEN BEAHM**

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:**

Land in Davidson County, Tennessee, being Lot No. 95 on the plan of Section I, Primrose Meadows, of record in Book 4675, Page 18, Register's Office for said County. Said Lot No. 95 fronts 72.0 feet on the easterly margin of Connare Drive and extends back 149.11 feet on the northwesterly line and 148.37 feet on the southeasterly line to a dead line in the rear, measuring 72.0 feet thereon.

This conveyance is made subject to the following:
1. 1993 Metro Davidson County Taxes.
2. Restrictions of record in Book 4737, Page 801, and amended in Book 5039, Page 481, Register's Office of Davidson County, Tennessee.
3. The plan of record in Book 4675, Page 18, said Register's Office, which shows a 30 foot minimum building setback line from Connare Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

Being the same property conveyed to Grantor by deed from Wallace Tidwell, Substitute Trustee, dated February 5, 1992, of record in Book 8556, Page 334, 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 20th day of November, 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.

**ANTHONY J. PRINCIPI**
Acting Secretary of Veterans Affairs

*By _____ [SEAL]
WILLIAM F. LOW

Title **Assistant 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)

6863.0

RETURN TO: REFERENCE
MAIL FIN

Nov 30 1 37 PM '92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me personally appeared WILLIAM F. LOW, 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 20th day of Nov A. D. 1992

My commission expires 09/16/93

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, Sumner COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 74,460.00 which amount is equal to or greater than the above which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of November 92

Notary Public or Register

1545 11/30 0101 03CHECK 283.54

**Special Warranty Deed**

FROM

SECRETARY OF VETERANS AFFAIRS

TO

FREDERICH BEAIRD AND WIFE

KRISTEN BEAIRD

**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**

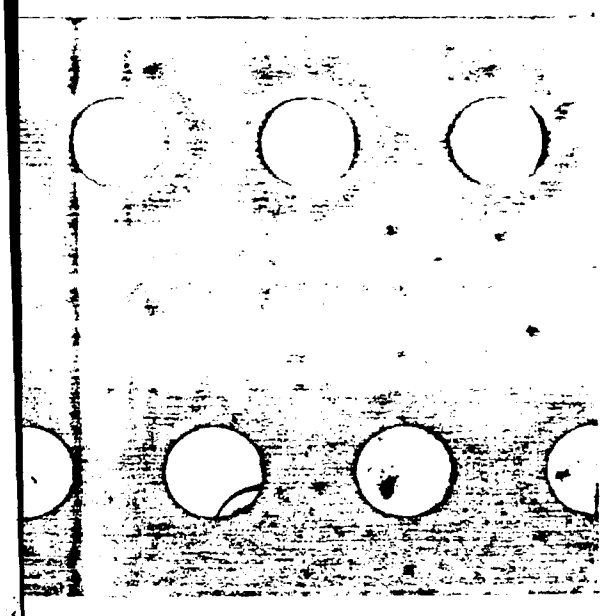
**RECEIVED OF** _____

**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 | 74160.00 |
| CON TX | 274.54 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 283.54 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK** 283.54

11/30/92 01 13:35 0001 1545

68630

IDENTIFICATION REFERENCE

NOV 30 1 37 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

**No.** 595257