MILLEDGE, Margo R.

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

TENNESSEE

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. | PROPERTY ADDRESS |
| 61-7-96 | 806 Broadmoor Drive, Nashville, TN 37216 |
| 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 **HARRY D. LAWSON, 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:**

**SEE ATTACHED ADDENDUM.**

This conveyance is made subject to the following:
1. 1993 Davidson County Taxes.
2. Taxes resulting from supplemental, revised, or corrected assessments under Tennessee Code Annotated, Section 67-5-603, et seq.
3. Easements to Metro, as set forth in Instrument recorded in Book 4139, Page 310, in the Register's Office of Davidson County, Tennessee.
4. Easement(s) as set forth in Instrument recorded in Book 2497, Page 171, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated September 16, 1992, of record in Book 8734, Page 268, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs.

6206 01/14 0101 03CHECK 198.74

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 11th day of January, 19 93, 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.

Witness:
* 8 29 22
IDENTIFICATION REFERENCE
JAN 14 2 58 PM '93
ELVA Z. WILSON II REGISTER DAVIDSON COUNTY, TN
PICK-UP

*

ANTHONY J. PRINCIPI
Acting 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

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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 11th day of JAN. A. D. 19 93

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 $50,000.00 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 11th day of January, 19 93

Notary Public or Register

My Commission Expires 5-15-95

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

**Special Warranty Deed**

FROM
SECRETARY OF VETERANS AFFAIRS
TO
HARRY D. LAWSON, 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 _____, Clerk.

When recorded mail to—

626259

**ADDENDUM**



Described property in Davidson County, Tennessee, being the Easterly 25 feet to Lot No. 8 and the Westerly part of Lot No. 9 of Block 7 on the Plan of Broadmoor, of record in Book 547, page 161, as follows:

Beginning at an iron pin in the southerly margin of Broadmoor Drive, formerly Woodruff Drive, which iron pin is 5 feet westerly from the common corner of Lots 9 and 10 on said plan; thence southerly parallel to and 5 feet westerly from the line between said lots 100 feet to an iron pin at the northeast corner of the property conveyed to Lela B. Maxwell by deed of record in Book 2590, page 37, Register's Office for said County; thence with Maxwell northerly line westerly parallel to Broadmoor Drive 12 feet to an iron pin in Maxwell's northwest corner; thence southerly parallel to the line between Lots Nos. 9 and 10 on said plan and along Maxwell's westerly line 50 feet to an iron pin in the notherly line of Lot 14 on said plan; thence westwardly with the dividing line between Lots 8 and 9, 14 and 15, 58 feet to a point which is 25 feet eastwardly from the southwest corner of Lot 8; thence northwardly 150 feet to a point in the southerly margin of Broadmoor Drive; thence with the margin of the same eastwardly 70 feet to the point of beginning. Together with an easement for the right to use the easterly 5 feet of Lot No. 9 of Block F, as set out in the deed from James Roy Conyer, Jr. and wife, to Thomas R. Maxwell and wife, of record in Book 2497, page 171, Register's Office for said county.

**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 50250.00
CON TX 185.74
PRFEE 1.00
WDEED 12.00
TOTAL 198.74
CHECK 198.74

01/14/93 01 14:56 0001 6206

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

8 2 9 2 2

IDENTIFICATION REFERENCE

JAN 14 2 58 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 610966