BOOK 8861 PAGE 595 SCHOENBERGER, Abraham

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO 41 155	PROPERTY ADDRESS 8569 Lewis Road, Nashville TN 37221
SEND TAX NOTICES TO	THIS INSTRUMENT PREPARED BY: Ronald H. Dooley, 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 **HERMAN T. CLAXTON AND WIFE FRANCES O. CLAXTON**

whose address is **9051 Hester Beasley Rd**
Nashville TN 37221

, 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 ADDENDUM.

This conveyance is made subject to the following:
1. 1993 Metro Davidson County taxes.
2. Rights of others in and to that part of property within bounds of Lewis Road.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated August 18, 1992, of record in Book 8708, page 262, in the Register's Office of Davidson County, Tennessee.

90855

IDENTIFICATION REFERENCE

FEB 9 10 17 AM '93

DAVIDSON COUNTY, TN

2029 02/09 0101 03CHECK 210.95

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 2nd day of February, 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.

JESSE BROWN

The Secretary of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Title 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)

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 2nd day of Feb. A. D. 1993

My commission expires 09/16/95

OFFICERS HAVING SEAL MUST IMPRESS SEAL

DAVIDSON COUNTY, TENN. SEAL

* Jean C. Long

JEAN C. LONG
Notary Public
(Official title)

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*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 $ 53485 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 9 day of Feb., 19 93

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
HERMAN T. CLAYTON AND WIFE
FRANCES O. CLAYTON

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- OWNER
7051 HESTER BEASLEY RD.
NASHVILLE TN 37221

626259

TAX 15.50

ADDENDUM

A certain tract of land located in the Ninth Civil District of Davidson County, Tennessee and on the east side of Lewis Road and being a part of a 12 acre tract conveyed to Eva Mae Larkin Sawyers et vir, of record in Book 1166, Page 397, Register's Office for said County, and being Parcel 41, Map 155 Davidson County Mapping Department, and more fully described according to a survey of Elbert F. Luther, Jr., as follows:

Beginning at an iron pin in center of Lewis Road, same beginning the northwest corner of Tract No. 2; thence south 87 deg. 30 min. east 512.5 feet to an iron pin at the east line of 12 acre tract; thence north 4 deg. 45 min. east 294.5 feet to the southeast corner of Tract No. 4, leaving said corner south 83 deg. 30 min. west, 543.1 feet to an iron pin, the same being the southwest corner of Tract No. 4; thence south 2 deg. 30 min. west 206.5 feet to the beginning containing 3.0 acres more or less.

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 53480.00
CON TX 197.95
PRFEE 1.00
WDEED 12.00
TOTAL 210.95
CHECK 210.95

02/09/93 01 10:16 0001 2029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90855

IDENTIFT REFERENCE

FEB 9 10 17 AM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 619687