MATTINGLY, Charles

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

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TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 150-10 14	PROPERTY ADDRESS 108 Cedarcroft Court, Nashville TN 37013
SEND TAX NOTICES TO: Dept.of Veterans Affairs(264) 110 9th Avenue So., Nashville TN 37203	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 **RONALD C. SMITH AND WIFE LINDA W SMITH AND JAMES C. WILLIAMS, TENANTS IN COMMON**

whose address is **2600 Ravine Drive Nashville TN 37217**, 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. 121 on the Plan of Cherry Hills Section 10-A of record in Book 4860, page 97, Register's Office for said county.

Said Lot No. 121 fronts 86 feet on the easterly side of Cedarcroft Court and extends back 162.95 feet on the northerly line and 169.74 feet on the southerly line to a dead line, which is a broken line, measuring 67.75 feet thereon.

This conveyance is made subject to the following:
1. 1993 Davidson County taxes.
2. The Plan of record in Book 4860, page 97, said Register's Office, shows a 30 foot minimum building setback line from Cedarcroft Court, a 10 foot easement for public utility and drainage purposes along the rear, a 20 foot easement for public utility and drainage purposes along the northeasterly rear margin, and a 25 foot x 25 foot Anchor Easement at the northwest corner of said lot.
3. Restrictions of record in Book 5009, page 329, said Register's Office.

Being the same property conveyed to Grantor by deed from Chemical Mortgage Company, dated October 30, 1992, of record in Book 8803, page 383 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 **8th** 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**

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)

Witness:

*_____

*_____

9 | 98 I:

IDENTIFICATION REFERENCE

FEB 11 2 23 PM '93

JOHN Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

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.

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IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 8th day of Feb. 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 $69,100 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 11 day of February 1993

Notary Public or Register

Dep. Reg.

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
RONALD C. SMITH AND WIFE LINDA W. SMITH AND JAMES C. WILLIAMS, 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 _____, 19__
_____ day of _____, Clerk.

3241 02/11 0104 PM RECORDED
$264.67

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 69100.00
				CON TX 255.67
				PRFEE 1.00
				WDEED 8.00
				TOTAL 264.67
				CHECK 264.67
02/11/93	01			14:22 0001 3241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 9 8 1 :

IDENTIFICATION REFERENCE

FEB 11 2 23 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 620885