SHARP, Robert

BOOK 8884 PAGE 153

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 84 8 9	PROPERTY ADDRESS 2819 Windemere Drive, Nashville TN 37214
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 **LOREN J. HELBIG AND WIFE SARAH A. HELBIG**

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:**

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Sunny Acres, Section II, as of record in Book 2663, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 being a corner lot fronts 200.1 feet on the southerly margin of Windemere Drive and 210 feet on the westerly side of Fisher Drive and 40.4 feet on the curving corner of said intersection and runs back between converging lines 232 feet on the westerly side line and 223.3 feet on the southerly side line to a point at the rear.

This conveyance is made subject to the following:
1. 1993 Metro Davidson Co Taxes.
2. Restrictive covenants of record in Book 2736, Page 124, Register's Office of Davidson County, Tennessee.
3. A 40 foot minimum building setback line from Fisher Drive, a 100 foot minimum building setback line from Windemere Drive, a 10 foot drainage easement along southerly lot line, a 2.5 x 20 foot anchor easement at northwest lot corner, all as shown on plat of record in Book 2663, Page 39, said Register's Office.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated September 23, 1992, of record in Book 8739, page 35, 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.

0958 03/10 0101 03CHECK 472.61

IN WITNESS WHEREOF, Grantor, this **8th** day of **March**, **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: B 8961 P

IDENTITY REFERENCE

MAR 10 11 03 AM '93

DAVIDSON

PICK-UP

*_____

*_____

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 8884 PAGE 154

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 8th day of March 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, _____ COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 125300.00 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 10 day of March 19 93

_____ Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
LOREN J. HELBIG AND WIFE
SARAH A. HELBIG

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 ____

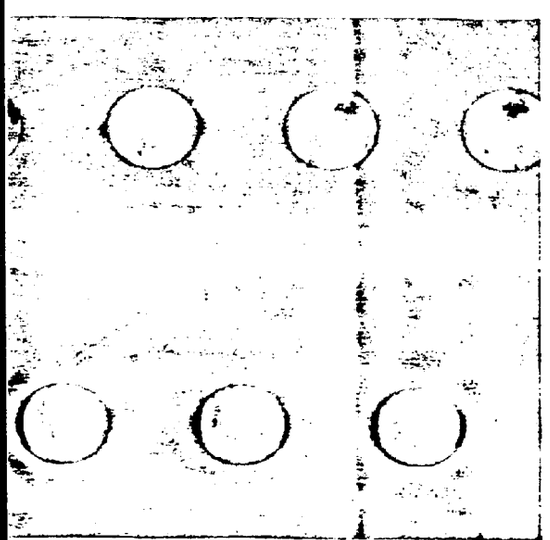
Fee paid, $ _____
Witness my hand, _____, Register.

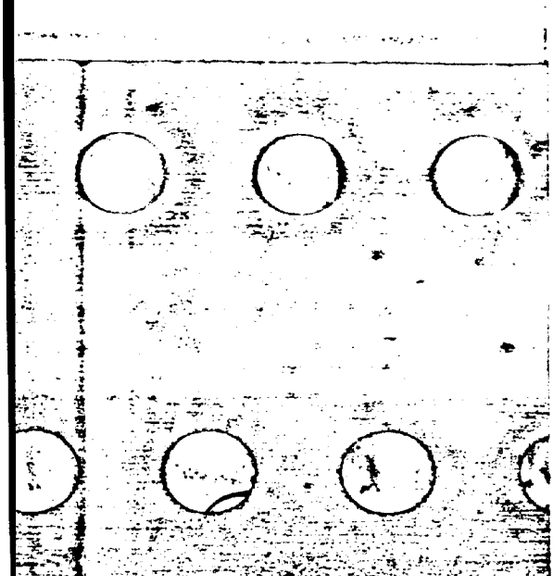
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 _____

BOOK 8884 PAGE 155

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

DAMT 125300.00
DON TX 463.61
PRFEE 1.00
WDEED 8.00
TOTAL 472.61
CHECK 472.61

03/10/93 01 10:02 0001 0958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98961

IDENTIFIT REFERENCE

MAR 10 PM 03 AM '93

DAVIDSON COUNTY, TN

No. 628500