REED, Charles

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

BOOK 8942 PAGE 587

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 105-11-0 187.00	PROPERTY ADDRESS 1704 Neal Terrace, Nashville TN 37203
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 **JAMES ROBERT BROOKS AND WIFE TRACE PEAY BROOKS**

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. 17 of Block "B" on the Plan of a Subdivision of part of Sophie M. Neal Property, as of record in Book 1130, page 4, Register's Office for said County.

Said Lot 17 fronts 50 feet on the easterly side of Neal Terrace and runs back between parallel lines 150 feet to a dead line.

This conveyance is made subject to the following:
1. 1993 Metro Davidson County taxes.
2. If improvements are completed after January 1 of any year the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute.
3. Sanitary Sewer Easement of record in Book 4278, page 219, said Register's Office.
4. The Plan of record in Book 1130, page 4, said Register's Office, shows a 30 foot minimum building setback line from Neal Terrace 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 First Tennessee Bank National Association, dated December 27, 1991, of record in Book 8526, page 247, 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 3rd day of May, 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.

PICK-UP

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)

17641
IDENTIFICATION REFERENCE
MAY 10 8:03 AM '93
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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 3rd day of May A. D. 19 93

My commission expires 09/10/95

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).

0877 05/10 0101 03CHECK 161.44

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 $ 41,250.00 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 10th day of May, 19 93

Notary Public or Register

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

JAMES ROBERT BROOKS AND WIFE

TRACI PEAY BROOKS

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
				MAMT 41250.00
				CON TX 152.44
				VOID
				MAMT 41250.00-
				CAMT 41250.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 161.44
				CHECK 161.44
			05/10/93 01	08:02 0001 0877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17641

IDENTIFICATION REFERENCE

MAY 10 8 03 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 648986