MURRELL, English

BOOK 9087 PAGE 575

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO: 74-8-204	PROPERTY ADDRESS: 7040 Bonnamere Drive, Hermitage TN 37076
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 CHRIS E. NELSEN AND WIFE MARY Y NELSEN

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 Hermitage, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 1039, Section 10 on the resubdivision of a portion of Hermitage Hills, Section 7, Hermitage Hills as of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1993 Metro Davidson County taxes.
2. Restrictions of record in Book 3765, Page 134, in Register's Office for Davidson County, Tennessee.
3. There is a 2.5' X 30' anchor easement located on the southeasterly corner of lot.
4. The Plan of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee shows a 30' minimum building setback line from Jacksonian Drive and a 30' minimum building setback line from Bonnamere Drive.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated April 20, 1993, of record in Book 8920, Page 717, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

7955 09/22 0101 03CHECK 268.74

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 16th day of September, 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.

IDENTIFICATION REFERENCE

93 SEP 22 AM 9:31

REGISTER DAVIDSON COUNTY, TN.

PICK-UP

JESSE BROWN

The Secretary of Veterans Affairs

*By _____ [SEAL]
William F. Low

Witness:

Title Assistant 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)

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

STATE OF TENNESSEE

BOOK 9087 PAGE 576

COUNTY OF DAVIDSON

Before me personally appeared WILLIAM F. LOW, Assistant 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 16th day of Sept. A. D. 19 93

My commission expires 9/16/95

Jean C. Long

JEAN C. LONG
Notary Public
(Official title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*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 $ 10,250.00 which amount is equal to or greater than the amounts which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of September, 1993

Notary Public or Register

My Commission Expires Sept. 18, 1995

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
CHRIS E. NELSEN AND WIFE
MARY T. NELSEN

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.

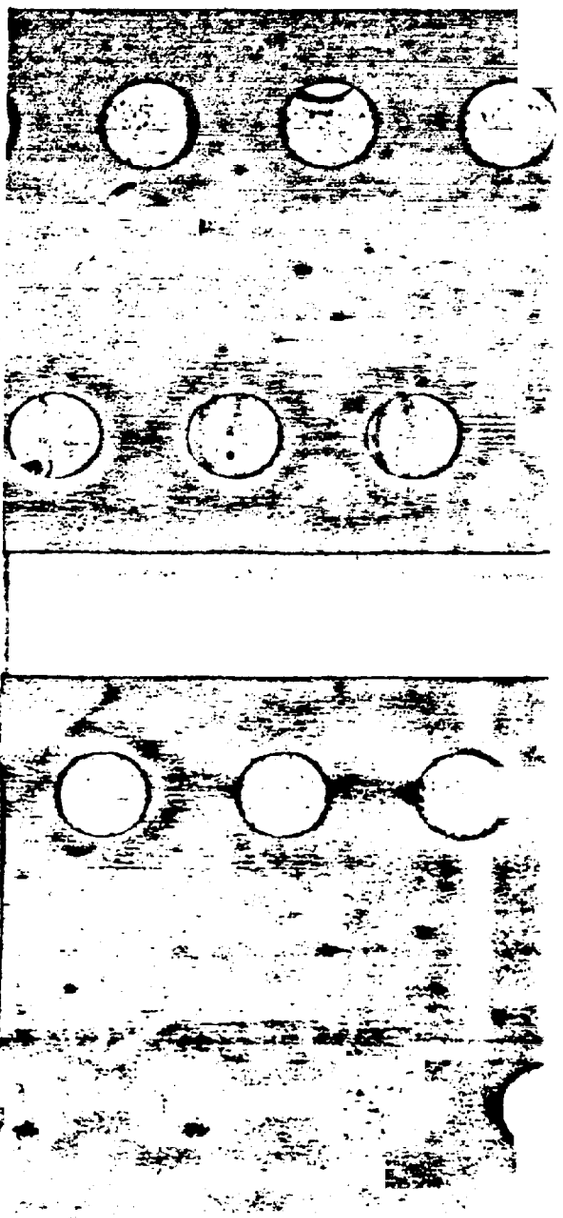
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____ day of _____, 19__
_____, Clerk.

When recorded mail to—

626259

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



CEIVED OF _____

R _____

BOOK 9087 PAGE 577

O - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
O - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
D - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
D - TRUST DEED		PRFEE - PROBATE FEE

TE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	70250.00
CON TX	259.74
PRFEE	1.00
WDEED	8.00
TOTAL	268.74
CHECK	268.74

09/22/93 01 09:33 0001 7955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

93 SEP 22 AM 9:31

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 700356