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SIMMONS, Jory

26B

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO: 42-1-45	PROPERTY ADDRESS: 1031 Nesbitt Dr., Nashville TN 37207
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 **BECKY C. WOODFIN**

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. 51 on the Plan of Ozark Hills, as of record in Book 3700, Page 20, Register's Office for Davidson County, Tennessee as amended by an instrument recorded in Book 4181, Page 562, said Register's Office. Said Lot No. 51 fronts 115 feet on the southerly side of Nesbitt Drive and extends back 365.3 feet on the westerly line and 333.09 feet on the easterly line to a line in the rear on which it measures 119.8 feet thereon.

This conveyance is made subject to the following:
1. 1993 Metro Davidson County taxes.
2. Restrictions of record in Book 3920, Page 37, Register's Office of Davidson County, Tennessee.
3. The plan of record in Book 3700, Page 20, said Register's Office shows a 60 foot minimum building setback line from Nesbitt Drive, a 10 foot easement for public utilities and drainage along the rear lot line, and a 2.5 x 30 foot utility anchor easement at both front corners of lot.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated May 25, 1993, of record in Book 8957, Page 968, in the Register's Office of Davidson County, Tennessee.

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 1st day of October, 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 1st day of Oct. A. D. 19 93

My commission expires 9/16/95

[OFFICERS HAVING SEAL MUST IMPRESS 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 $ 111,245.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Becky Woodfin
Affiant

Subscribed and sworn to before me this 6 TH day of OCTOBER, 19 93

Notary Public or Register

MY COMMISSION EXPIRES 11/20/96

71971

IDENTIF. & REFERENCE

93 OCT -7 PM 2:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
BECKY C. WOODFIN

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.

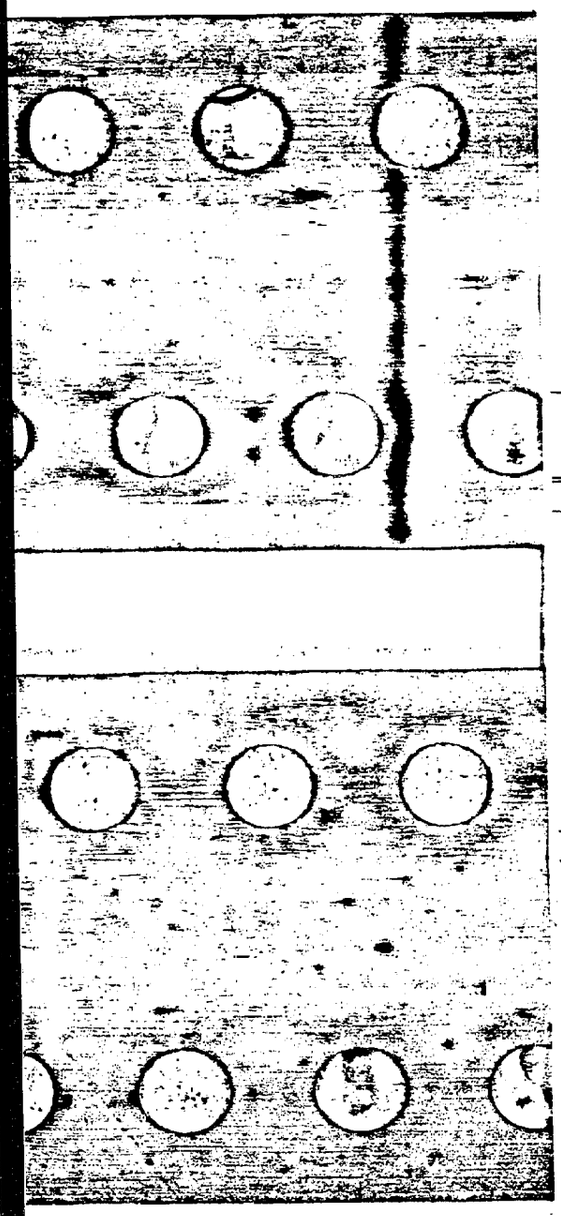
State tax ..... $ ____
Clerk's fee ..... $ ____
Total ..... $ ____

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

When recorded mail to—

9552 10467 0101 03CHECK 420.44

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 111245.00
				CON TX 411.44
				PRFEE 1.00
				WDEED 8.00
				TOTAL 420.44
				CHECK 420.44
10/07/93	01			14:36 0001 9552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71971
IDENTIF. & REFERENCE

93 OCT -7 PM 2:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 707440