CHADWELL, Wayman, Jr.

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

BOOK 9154 PAGE 171

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 60-16-199	PROPERTY ADDRESS 2730 Oakwood Ave., Nashville, TN 37207
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 **BRUCE BODOR, A MARRIED PERSON**

whose address is **PO Box 979**
White House TN 37188 , 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. 32 on the Resubdivision of Lots 26 to 37, inclusive, and Parcel "A" of Section 1, Shepardwood Subdivision, as of record in Book 4350, page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular legal description.

This conveyance is made subject to the following:
1. 1994 Metro Davidson County taxes.
2. Recorded plat and survey show a 30 foot building setback line from Oakwood Avenue.
3. Restrictive covenants filed of record in Book 4361, page 11, said Register's Office.
4. Survey prepared by Campbell Surveying Company, dated June 13, 1988, shows a 20 foot public utility and drainage easement across the rear portion of said lot.

Being the same property conveyed to Grantor by deed from Security Financial & Mortgage Corporation, dated June 22, 1993, of record in Book 8988, Page 964, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

9273 11/17 0101 03CHECK 136.65

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.

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

IN WITNESS WHEREOF, Grantor, this **8th** day of **November**, 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.

86548
IDENTIFICATION REFERENCE
93 NOV 17 AM 8:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Witness:

*

*

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)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 9154 PAGE 172

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 Nov. A. D. 1993

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, Robertson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 34,722 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bruce Bodor
Affiant

Subscribed and sworn to before me this 16 day of November, 1993

Edith Kirkpatrick
Notary Public or Register

12-21-96

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
BRUCE BODOR, A MARRIED PERSON

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 ____

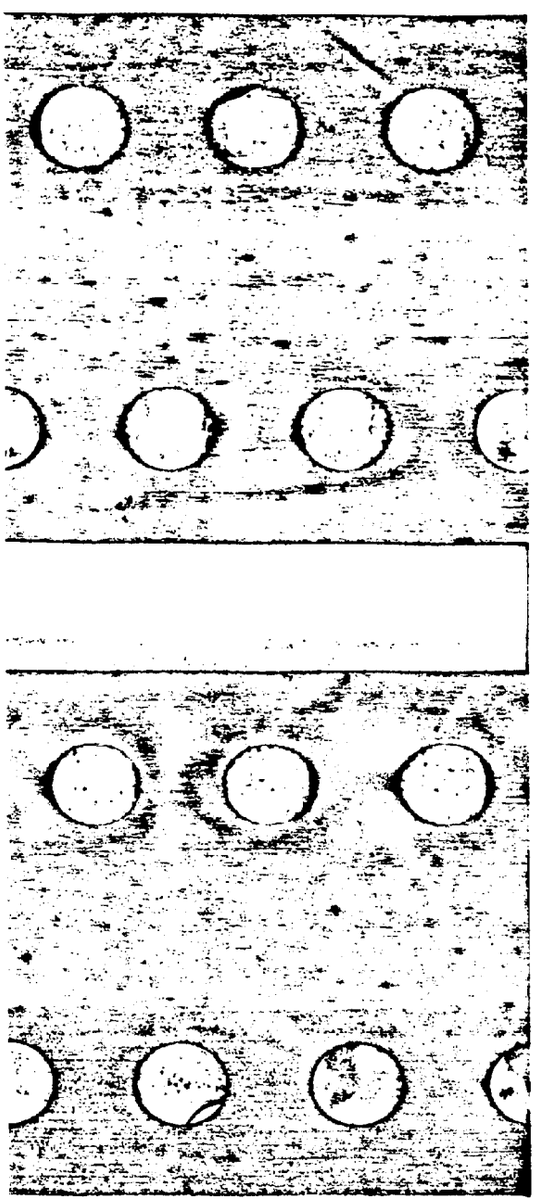
Fee paid, $ _____
Witness my hand, _____, Register.

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

Paid _____, 19__
day of _____, Clerk.

When recorded mail to—

626259



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

RECEIVED OF _____

FOR _____

BOOK 9154 PAGE 173

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 34502.00
CON TX 127.65
PRFEE 1.00
WDEED 8.00
TOTAL 136.65
CHECK 136.65

11/17/93 01 08:34 0001 9273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86548
IDENTIF. & REFERENCE

93 NOV 17 AM 8:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 723041