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WILSON, Joseph D.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 119-14A-71C	PROPERTY ADDRESS 2929 Selena Drive, #E-71, Nashville, TN 37211
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 **EDWARD R BOWLES, A MARRIED PERSON**

whose address is **1000A Highway 25**
Gallatin, TN 37066

, 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 Unit No. 71, Building E on the Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to the following:

1. 1994 Metro Davidson County Taxes.

2. By-Laws of record in Book 6058, Page 359, Register's Office of Davidson County, Tennessee.

3. Master Deed of record in Book 6058, Page 322, said Register's Office.

4. Easements for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; Book 4260, Page 332, said Register's Office.

5. Restrictions of record in Book 909, Page 48; Book 919, Page 393; Book 928, Page 752, as amended in Book 1001, Page 539; Book 946, Page 252; Book 919, Page 628, which are the same as in Book 946, Page 252; Book 1579, Page 387; Book 1581, Page 55, which are the same as in Book 1579, Page 387, said Register's Office.

6. All matters shown on the plat of record in Book 5200, Page 520, corrected by Surveyor's Certificate of Correction of record in Book 5565, Page 42, said Register's Office.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated April 20, 1993, of record in Book 8925, page 268, 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.

1995 01/21 0101 03CHECK 109.27

IN WITNESS WHEREOF, Grantor, this **7th** day of **January**, 19**94**, 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 ~~KENNETH L. HARVEY~~ [SEAL]

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:

09795 * PICK-UP
IDENTIFICATION REFERENCE
94 JAN 21 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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 7th day of Jan. A. D. 19 94

My commission expires 9/16/95

[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, 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 $ 22,105 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 21ST day of Jan. 19 94

Jan D. Chandler Dep Reg

Notary Public or Register

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

EDWARD R. BOWLES, 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 _____ 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

CAMT 27100.00
CON TX 100.27
PRFEE 1.00
WDEED 8.00
TOTAL 109.27
CHECK 109.27
01/21/94 01 14:35 0001 1995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09795
IDENTIFICATION REFERENCE

94 JAN 21 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.747954