BOOK 9360 PAGE 564 YOUNG, William G.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 94-1-447 123W15055	PROPERTY ADDRESS 703 South 16th Street, Nashville TN 37206
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 W. NEWMAN AND WIFE JO CAROLYN NEWMAN**

whose address is **411 Avondale Dr. Nashville, TN 37206**, 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:**

Being Lot No. 159, Shelby Village No. 3, of record in Book 2083, Page 6, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the following:
1. 1994 Metro Davidson County Taxes.
2. A 10 foot public utility and drainage easement along rear lot line and a 30 foot minimum building setback line as shown in Book 2083, Page 6, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated December 1, 1993, of record in Book 9169, Page 367, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

PICK-UP

94 MAY 31 AM 11:12
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 55319

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.

1773 05/31 0101 03CHECK 122.59

IN WITNESS WHEREOF, Grantor, this **23rd** day of **May**, 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 _____ [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

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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 23rd day of May A. D. 19 94

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 $ 30,750 which amount is equal to or greater than the amount which the property transferred would sell for on a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of May 19 94

Notary Public or Register

My Commission Expires Sept 24-1994

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JAMES W. NEWMAN AND WIFE
JO CAROLYN NEWMAN

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 ____

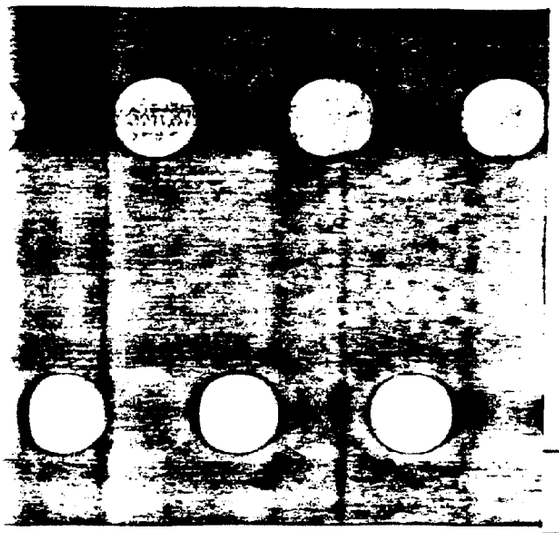
Fee paid, $ _____
Witness my hand, _____, Register.

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

Paid _____, 19__
_____, Clerk.

When recorded mail to—

626259



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

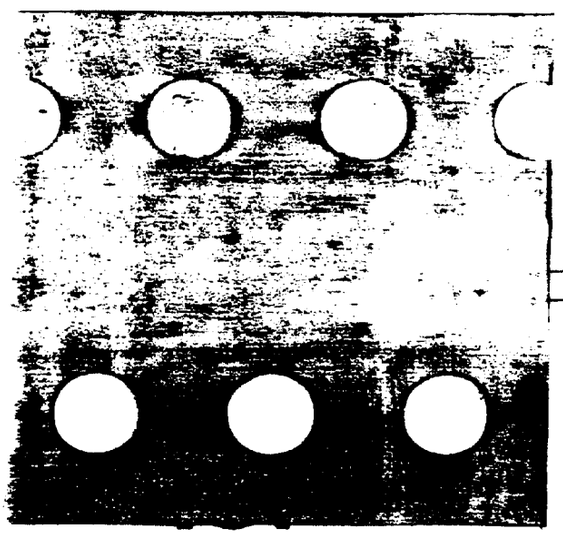
RECEIVED OF _____

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 30750.00
ERR CO
MAMT 30750.00-
CAMT 30750.00
CON TX 113.59
PR FEE 1.00
WDEED 8.00
TOTAL 122.59
CHECK 122.59

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/94 01 11:11 0001 1773

55319
IDENTIF. # REFERENCE

94 MAY 31 AM 11:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 796738