#94-7-28

BOX #19B
BERRY, Moses S.

BOOK 9416 PAGE 574

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 70-9-25. 113DA	PROPERTY ADDRESS 3302 Curtis Street, Nashville TN ~~37207~~ 37218
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 LEROY G GOINS JR, A MARRIED PERSON

whose address is 540 Nawakwa (Nawaka) Trail
Madison, TN 37115

, 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 Tract 6 of a survey made by Cantrell Connel & Morrison, Engineers, dated August 19, 1957, not of record being a part of Lot Nos. 20, 21 and 24 in the H.E. Simpkins Division of the L.C. Curtis Land, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee.

SAID Tract No. 6 fronts 60.3 feet on the north side of Curtis Street and runs back 203.8 feet on the easterly line and 204.8 feet on the westerly line, to a dead line in the rear, on which it measures 60 feet.

This conveyance is made subject to the following:
1. 1994 Metro Davidson Co Taxes.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated September 14, 1993, of record in Book 9079, Page 899, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

0567 07/25 0101 03CHECK 210.65

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.

IN WITNESS WHEREOF, Grantor, this 18th day of July, 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.

71452
REFERENCE
94 JUL 25 PM 12:00
FELIX E. DAVIDSON REGISTER CO. TN.

Witness:

*

*

JESSE BROWN
The Secretary of Veterans Affairs

*By Kenneth L. Harvey [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

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.

BOOK 941 PAGE 575

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 18th day of July A.D. 1994

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, SUMNER COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 54,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Leroy Goins Jr.
Affiant

Subscribed and sworn to before me this 22nd day of July, 1994

Notary Public or Register

MY COMMISSION EXPIRES: 9/16/95

ELLER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

LEROY G GOINS JR, 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.

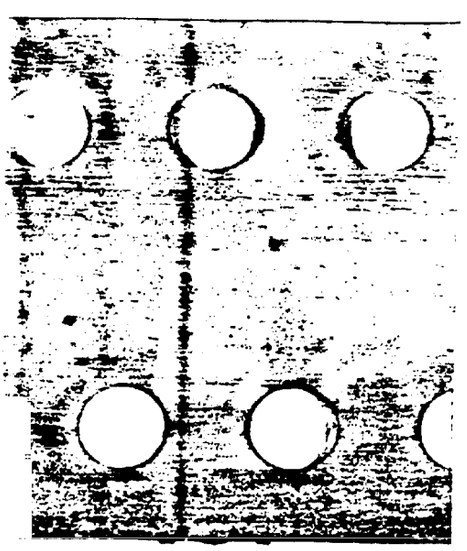
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 9416 PAGE 576

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 54500.00
CON TX 201.65
PRFEE 1.00
WDEED 8.00
TOTAL 210.65
CHECK 210.65

07/25/94 01 12:00 0001 0567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74452
IDENTIFICATION REFERENCE

94 JUL 25 PM 12:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 817134