BOOK 9486 PG 658 ELLIOTT, Larry L.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 59-16-245	PROPERTY ADDRESS 2758 Old Matthews Road, Nashville TN 37214
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

RICHARD MCCLELLAN AND WIFE CAROLYN MCCLELLAN

whose address is

964 Little Valley Road
Roseburg OR 97470

, 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. 129 on the Plan of Trinity Hills Village, Section Two, First Addition, of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1994 Metro Davidson Co taxes.
2. Restrictions of record in Book 4551, Page 440, in the Register's Office for Davidson County, Tennessee.
3. A 2.5 foot by 30 foot anchor easement located on the northwest corner of lot.
4. The plan of record in Book 4460, Page 45 and 46, Register's Office for Davidson County, Tennessee, shows a 30 foot minimum building setback line from Old Matthews Road, and a 5 foot easement for public utility and drainage purposes along the rear line of said lot.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated April 12, 1994, of record in Book 9311, Page 861, 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.

IN WITNESS WHEREOF, Grantor, this 3rd day of October, 1994, 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

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:

*_____

*_____

94 OCT 06 PM 2:09
RECEIVED
142.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 9486 PG 659

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 3rd day of October A. D. 1994

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 the same is 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 $ 36,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.
X _____ Affiant

Subscribed and sworn to before me this 4 day of Oct 19 94
Notary Public or Register
My Commission Expires July 25, 1995

PICK-UP

94 OCT -5 PM 12:39

IDENTIFICATION REFERENCE

97610

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
RICHARD MCCLELLAN AND WIFE
CAROLYN MCCLELLAN

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 _____

BOOK 9486 PG 660

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 36000.00
CON TX 133.20
PRFEE 1.00
MDEED 8.00
TOTAL 142.20
CHECK 142.20

10/06/94 01 12:38 0001 3654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97610
IDENTIFICATION REFERENCE

94 OCT -6 PM 12:39
FELIX Z. WILSON
DAVIDSON COUNTY REGISTER

No. 241083