BOOK 9503 PG 892

MATLOCK, Orick S.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS
70-13-03	2107 Summit Avenue, Nashville TN 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 **WILLIAM F CARUTHERS AND WIFE MAHALIA A CARUTHERS**

whose address is

SAME

, 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. 15 ON THE PLAN OF RESHA HEIGHTS WHICH IS OF RECORD IN BOOK 1424, PAGE 110, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

SAID LOT NO. 15 FRONTS 104.3 FEET ON THE WESTERLY SIDE OF SUMMIT AVENUE AND RUNS BACK 180.5 FEET ON THE SOUTHERLY LINE AND 172.4 FEET ON THE NORTHERLY LINE TO A DEAD LINE, MEASURING 104.7 FEET THEREON.

This conveyance is made subject to the following:
1. 1995 Metro Davidson Co taxes.
2. The Plan of record in Book 1424, page 110, said Register's Office, shows an owner's certificate, a 50 foot minimum building setback line from Summit Avenue and a 10 foot easement for public utility and drainage purposes along the rear of said lot.

Being the same property conveyed to Grantor by deed from Orick S. Matlock and wife, Tonya M. Matlock to Secretary of Veterans Affairs, dated June 29, 1994, of record in Book 9394, Page 909, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

2013 10/28 0101 03CHECK 256.16

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 **24th** day of **October**, 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.

03532
IDENTIF. & REFERENCE
94 OCT 28 AM 8:19
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Witness:

*_____

*_____

JESSE BROWN
The Secretary of Veterans Affairs

*By_____ [SEAL]
WILLIAM F. LOW

Title **Assistant 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 9503 PG 893

Before me personally appeared WILLIAM F. LOW, Assistant 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 24th day of October A. D. 1994

My commission expires My Commission Expires SEPT. 26, 1998

Loretta Marie Buchanan

LORETTA MARIE BUCHANAN
Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

(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 $ 66,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

William F. Caruthers
Affiant

Subscribed and sworn to before me this 27th day of October, 1994.

Morris W. Richardson
Notary Public or Register

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MORRIS W. RICHARDSON
MY COMMISSION EXPIRES SEPT. 16, 1995

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
WILLIAM F CARUTHERS AND WIFE
MAHALIA A CARUTHERS

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 _____

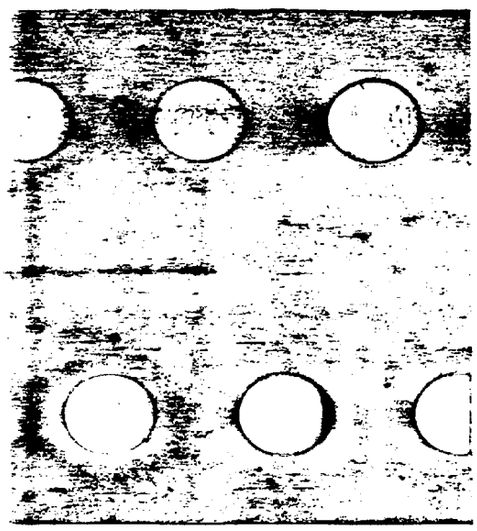
Fee paid, $ _____
Witness my hand, _____, Register.

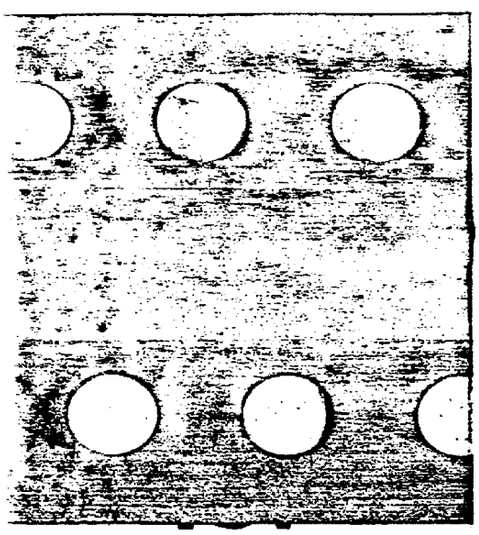
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 9503 PG 894

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 66800.00
CON TX 247.16
PRFEE 1.00
WDEED 8.00
TOTAL 256.16
CHECK 256.16

10/28/94 01 08:22 0001 2013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03532
IDENTIF. & REFERENCE

94 OCT 28 AM 8:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 848331