BOOK 9511 PG 393 PATTERSON, John W.

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

TENNESSEE

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. | PROPERTY ADDRESS |
| 80-8-239 | 3221 Mexico Drive, Nashville TN 37218 |
| SEND TAX NOTICES TO: | THIS INSTRUMENT PREPARED BY: |
| Dept.of Veterans Affairs(264)<br>~~110 9th Avenue So., Nashville TN 37203~~ | Ronald H. Dooley,Attorney<br>~~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

KEITH L SWANSON AND ANGELA D KING, TENANTS IN COMMON

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. 65 ON THE PLAN OF BORDEAUX HILLS, SECTION 4, OF RECORD IN BOOK 3600, PAGE 49, REGISTERS OFFICE FOR SAID COUNTY. SAID LOT NO. 65 FRONTS 65.0 FEET ON THE WESTERLY SIDE OF MEXICO DRIVE AND EXTENDS BACK 122.65 FEET ON THE NORTHERLY LINE AND 88.95 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 73.3 FEET THEREON.

This conveyance is made subject to the following:
1. 1995 Metro Davidson Co taxes.
2. The Plan of record in Book 3600, page 49, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Mexico Drive and a 15 foot easement for public utility and drainage purposes along the rear line of said lot.
3. The survey of the premises made by John Kohl & Company, P.C., dated December 4, 1985, shows the asphalt drive and utility shed somewhat encroaches into the 15 foot utility and drainage easement across the rear lot line of the property; the fence encroaches 0.9 feet, more or less, onto the adjoining neighbor's property along the southerly lot line; the fence also encroaches onto the right-of-way of Mexico Drive by 11 feet, more or less.

Being the same property conveyed to Grantor by deed from First Investment Company, dated April 6, 1994, of record in Book 9303, Page 733, 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 28th 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.

IDENTIF. & REFERENCE 05887

94 NOV -3 PM 1:21
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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

BOOK 9511 PG 394

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.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 28th day of October A. D. 19 94

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

*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).

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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 $ 49000 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 3 day of NOV, 19 94

B. Edwards-Dep
Notary Public or Register

**Special Warranty Deed**

FROM

SECRETARY OF VETERANS AFFAIRS

TO

KEITH L SWANSON AND ANGELA D KING, TENANTS IN COMMON

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 _____, page _____, Vol. _____

Fee paid, $ _____

Witness my hand, _____, Register.

4524 11/03 01:01 03CHECK tot 396.30

Clerk's fee ..... $ _____

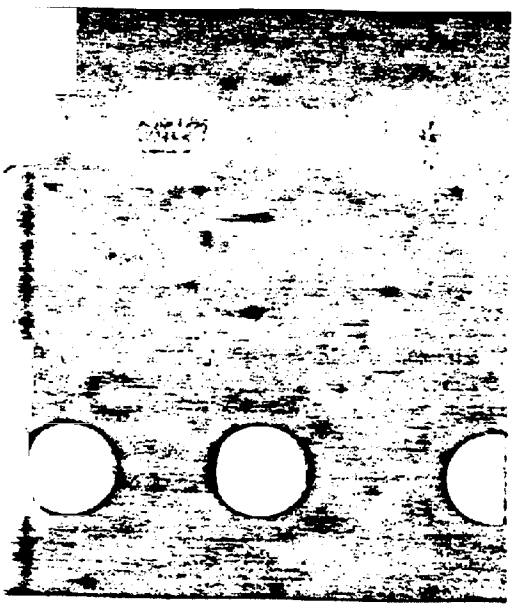
Total ..... $ _____

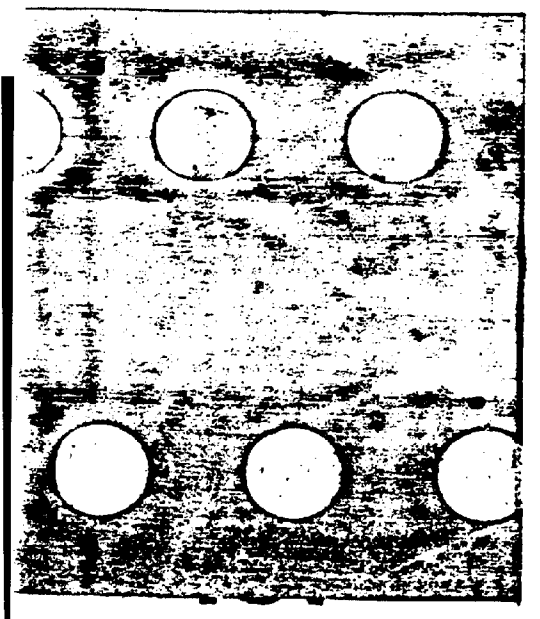
Paid _____ day of _____, 19__

_____, *Clerk.*

When recorded mail to—

626259





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 9511 PG 395

| | | |
|---|---|---|
| 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 40000.00
ERR CO
CAMT 40000.00-
CAMT 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

11/03/94 01 13:21 0001 4524

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

05887
IDENTIF. ↑ REFERENCE

94 NOV -3 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 850812