WILLIAMS, Donny G.

BOOK 9772PG419

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

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO.<br>8-00-32 | PROPERTY ADDRESS<br>3702 Baxter Road, Joelton TN 37080 |
| SEND TAX NOTICES TO: Dept.of Veterans Affairs(264)<br>110 9th Avenue So., Nashville TN 37203 | THIS INSTRUMENT PREPARED BY: 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 **RONALD L RICH AND FRANCES G RICH**

whose address is **4535 Clarksville Pike**
**Nashville TN 37218**
, 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 Joelton County of Davidson, State of Tennessee, to-wit:**

**See ADDENDUM for legal description.**

**This conveyance is made subject to the following:**
**1. 1995 Metro Davidson Co. taxes.**
**2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. The Company assumes no liability for taxes assessed pursuant to the provisions of TCA Section 67-5-603 et. seq.**
**3. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.**
**4. No insurance is afforded as to the exact amount of acreage or square footage contained within the herein described property.**

**Being the same property conveyed to Grantor by deed from Thomas T. Pennington, Substitute Trustee, dated June 2, 1995, of record in Book 9689, Page 319 and re-recorded in Book 9734, Page 763, in the Register's Office of Davidson County, Tennessee.**

**MORTGAGEE: Department of Veterans Affairs**

95 08 24 0101 03C-HECK 149.90

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 **22nd** day of **August**, 19**95**, 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:

IDENTIFICATION REFERENCE

*009280*

95 AUG 24 AM 11:45

REGISTER
DAV. TN.

M...ENV.

9772

STATE OF TENNESSEE

BOOK 9772 PG 420

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 22nd day of August A. D. 1995

My commission expires 9/26/98

LORETTA MARIE BUCHANAN
Notary Public
(Official title)

LORETTA MARIE BUCHANAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. OFFICERS HAVING SEAL MUST IMPRESS SAME

*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, _____ COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 10.00, 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 24 day of Aug 19 96

Notary Public or Register

My Comm. Expires 6/12/96

**Special Warranty Deed**

FROM
SECRETARY OF VETERANS AFFAIRS
TO
RONALD L RICH AND FRANCES G RICH

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.

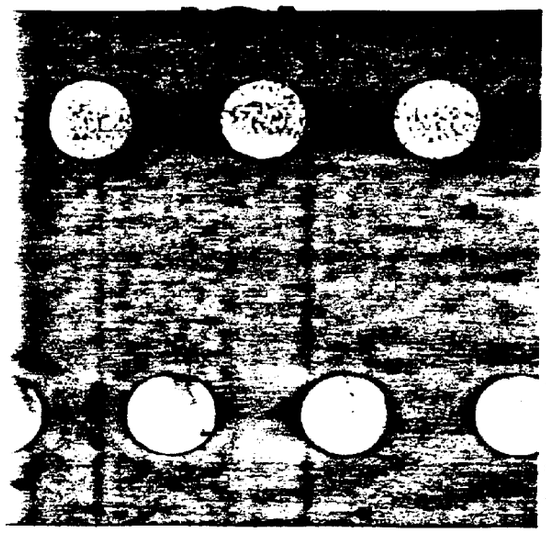
When recorded mail to—

626259

**ADDENDUM**

Being a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the center of Baxter Road, said point being 12.4 feet west of the center of the intersection of Baxter Road and a road leading to the south, and being the southwest corner of the W. T. Cook property (see Book 2332, page 495, and Book 2652, page 76, of the Register's Office for said County); thence North 4 degrees East 361 feet with the W. T. Cook line to an iron pin in the fence line; thence South 68 degrees 10' West 166.2 feet to an iron pin; thence South 0 degrees 30' East 297 feet to the center of Baxter Road; thence with the center of said Road South 88 degrees East 125 feet to the point of beginning, containing 1.03 acres, more or less.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

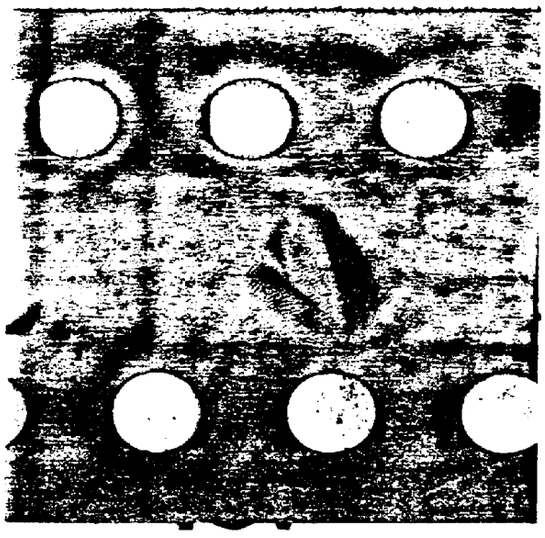
**RECEIVED OF** _____

**FOR** _____

BOOK 9772 PG 422

| | | |
|---|---|---|
| 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 36960.00
CON TX 136.90
PRFEE 1.00
WDEED 12.00
TOTAL 149.90
CHECK 149.90

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

08/24/95 01 11:46 0001 6108

0092803
IDENTIF. ↑ REFERENCE

95 AUG 24 AM 11:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 945048