BOOK 9846PG272 BARNES, Arthur W.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 41 15 32	PROPERTY ADDRESS 1215 Westchester Dr., Nashville, TN 37207
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 **EARLINE R. TUCKER AND BESSIE F. GAINES**

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:

BEING Lot No. 109 on the Map of Bellshire Estates, Section IV, of record in Book 2133, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

This conveyance is made subject to the following:
1. 1996 Davidson County Taxes.
2. Restrictions of record in Book 2294, Page 346, and Book 6399, Page 1, said Register's Office.
3. The Plan of record in Book 2133, Page 113, said Register's Office, shows a 60 foot minimum building setback line from Westchester Drive; a 15 foot public utility and drainage easement across the rear; a 10 foot public and drainage easement at the southeast corner; and a 20 foot x 2.5 foot anchor easement at the southwest corner.

Being the same property conveyed to Grantor by deed from Chemical Mortgage Company, dated August 25, 1995, of record in Book 9787, Page 463, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs 3504 11/01 0101 03CHECK 268.00

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 **26th** day of **October**, 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.

011863

*IDENTIFICATION REFERENCE

Witness: _____

95 NOV -1 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

*_____

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)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 9846 PG 273

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 26th day of Oct A. D. 1995

My commission expires 9/26/98

LORETTA MARIE BUCHANAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. OFFICERS HAVING SEAL NOT REQUIRED TO AFFIX SEAL

* Loretta Marie Buchanan
LORETTA MARIE BUCHANAN
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 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 $ 70,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

> Earline R. Tucker > Bessie Gaines
Affiant

Subscribed and sworn to before me this 1st day of Nov, 1995

> Linda L. Ford
Notary Public or Register

9-27-97

LINDA L. FORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
EARLINE R. TUCKER AND
BESSIE F. GAINES

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,

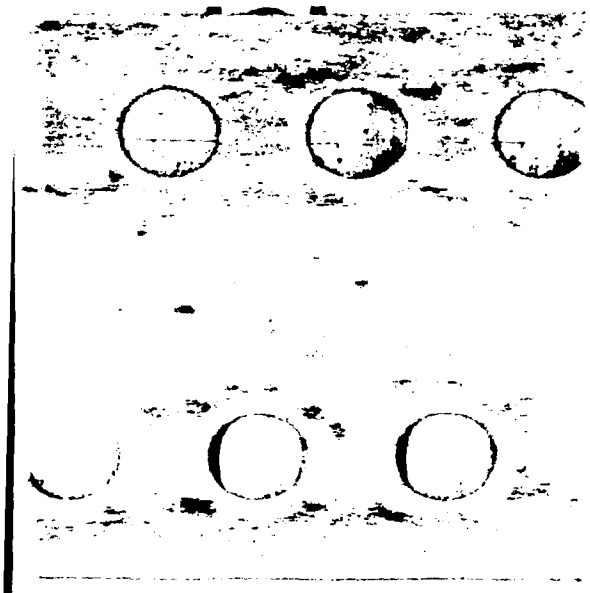
_____, Register.

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 9846PG274

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

11/01/95 01 14:57 0001 3504

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01184163
IDENTIFICATION REFERENCE

95 NOV -1 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 972142