BOOK 9846 PG 753

MCHENRY, James

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 119 6 306	PROPERTY ADDRESS 14 A Lutie Street, Nashville, TN 37210
SEND TAX NOTICE Dept.of Veterans Affairs(264) 110 9th Avenue So., Nashville TN 37203	THIS INSTRUMENT PREPARED 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 **MARIA H. AND HUSBAND, EDGAR L. JOLLY**
ERICH H. AND HUSBAND, YSIS R. AVILA

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. 10 on the Plan of Rosewood Estates, Section II, as of record in Book 4955, Page 125, 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. 1996 Metro Davidson County Taxes.
2. Restrictions of record in Book 5110, Page 595, Book 5176, Page 649, Book 5264, Page 398, Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 4955, Page 125, Register's Office for Davidson County, Tennessee, shows a 30 foot minimum building setback line from Lutie Street, and a 10 foot easement for public utility and drainage purposes along the rear and north line and a 10 foot easement for public utility and drainage purposes along the northeasterly line of said lot.
4. There is a 2.5 x 30' anchor easement located on the northeasterly corner of lot.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated July 11, 1995, of record in Book 9730, Page 662, 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 27th 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.

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)

Witness:

*_____

*_____

0118576
IDENTIFICATION REFERENCE

95 NOV -2 AM 8:02
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 27th day of Oct A. D. 1995

My commission expires 9/26/98

Loretta Marie Buchanan

LORETTA MARIE BUCHANAN

Notary Public

(Official title)

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OFFICERS HAVING SEAL MUST EMPRESS SEAL — NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — STATE OF TENNESSEE

*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 $ 44,500.00 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 2nd day of November, 95

Notary Public or Register

My Commission Expires SEPT. 18, 1999

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS,
TO
MARIA H. AND HUSBAND, EDGAR L. JOLLY
ERICH H. AND HUSBAND, YSIS R. AVILA

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: 3621 11/02 0101 08:45:43 AM

626259

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9846 PG 752

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 44500.00
CON TX 164.65
PRFEE 1.00
WDEED 8.00
TOTAL 173.65
CHECK 173.65

11/02/95 01 08:04 0001 3621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01185576
IDENTIF. REFERENCE

95 NOV -2 AM 8:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 972257