BOOK 9983 PG 13

CLAUER, James

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 042 09 0 078.00	PROPERTY ADDRESS 316 Kemper Drive, Madison, TN 37115
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 THOMAS LLYOD SPENCER, A SINGLE PERSON AND JUDY G. WOOSLEY, A SINGLE PERSON 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 Madison, County of Davidson, State of Tennessee, to-wit:

Property in the City of Nashville Civil District, County of Davidson, and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the plan of Section Two, Kemper Heights, of record in Book 2331, Page 104, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description of said lot.

This conveyance is made subject to the following:
1. 1996 Davidson County taxes.
2. Plan of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee, shows an owner's certificate, easements, and setback lines.
3. Subject to a 60 foot minimum building setback line from Kemper Drive, South.
4. Subject to a 10 foot public utility and drainage easement along the rear and the northerly margin.

Being the same property conveyed to Grantor by deed from First Investment Company, dated November 17, 1995, of record in Book 9885, Page 322, 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 29th day of February, 19 96, 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:

*_____

*_____

96 MAR 19 AM 10:27
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

016426
IDENTIF. & REFERENCE

STATE OF TENNESSEE

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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 29th day of Feb A. D. 19 96

My commission expires 01/29/00

OFFICER'S SEALING SEAL MUST INDENTURE SEAL

NOTARY PUBLIC

* Andrea Denise Smith

ANDREA DENISE SMITH

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).

9864 03/19 0101 03CHECK 268.00

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.

Affiant

Subscribed and sworn to before me this 1 day of March, 19 96

Notary Public or Register

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

THOMAS LLOYD SPENCER, A SINGLE PERSON

JUDY G. WOOSLEY, A SINGLE PERSON

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 ..... $ ____

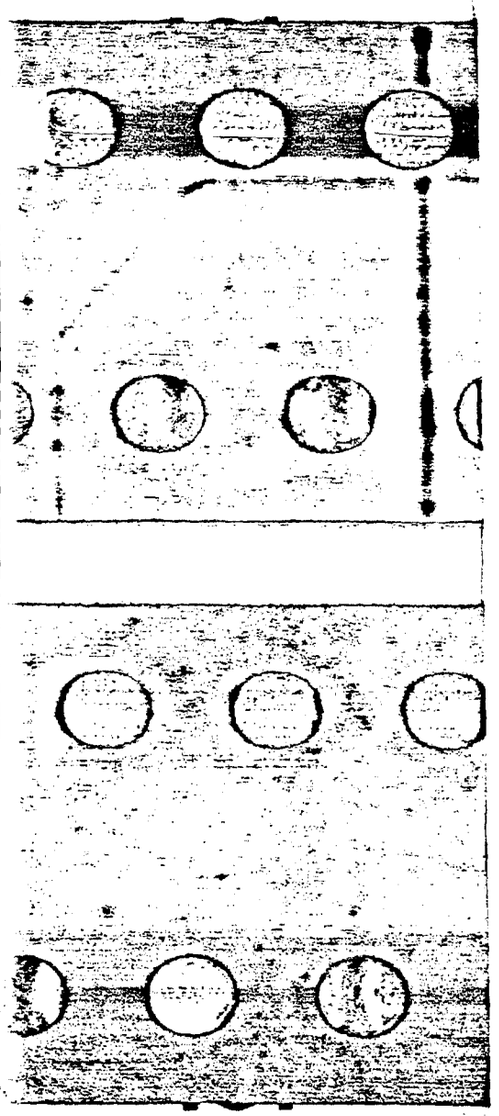
Total ..... $ ____

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 _____

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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

03/19/96 01 10:32 0001 9864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161426
IDENTIF. ↑ REFERENCE

96 MAR 19 A11:10:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017917