GUNN, Ronald

BOOK 10155 PG 113

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 58-110	PROPERTY ADDRESS 4461 Clarksville Hwy., Nashville TN 37218
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 **JAMES L. DUNN AND WIFE BEULAH D. DUNN**

whose address is **4540 Clarksville Hwy.**
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 Nashville, County of Davidson, State of Tennessee, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, the same being shown as a triangular tract of land of 1.1 acres, more or less, on a survey made by Norris H. Hickerson, Surveyor, dated February 3, 1950, described as follows:

Beginning at an iron pin in the westerly margin of Highway No. 112 at the southeast corner of the property conveyed to Harold J. Garrett and wife, by deed from Count R. Boyd and wife, of record in Book 1976, Page 543, R.O.D.C., Tennessee; thence with said Highway No. 112 north 30 degrees 45' East 283 feet to a concrete monument; thence north 81 degrees 15' West 355 feet, more or less, to an iron pin in a fence row; thence with said fence row south 34 degrees 50' East 355 feet more or less, to a point in the westerly margin of said Highway No. 112, the point of beginning containing 1.1 acres, more or less.

This conveyance is made subject to the following:
1. 1996 Metro Davidson County taxes.
2. Easement(s) of record in Book 8326, Page 207 and Book 8151, page 601 in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated February 27, 1996, of record in Book 9966, page 909 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.

6545 08/13 0101 03CHECK 127.40

IN WITNESS WHEREOF, Grantor, this 9th day of August, 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.

0214093
IDENTIFICATION REFERENCE
96 AUG 13 PM 12:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

Witness:
*

*

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

BOOK 10155 PG 114

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 9th day of August A. D. 1996

My commission expires 11-27-99

JEAN C. LONG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 27 1999

* Jean C. Long

JEAN C. LONG

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).

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 $ 32,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X James L Dunn

Affiant

Subscribed and sworn to before me this 9th day of Aug. 1996

Notary Public

My commission expires

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

JAMES L. DUNN AND WIFE

BEULAH D. DUNN

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 __

Fee paid, $ ____

Witness my hand, ____, Register.

State tax ..... $ ____

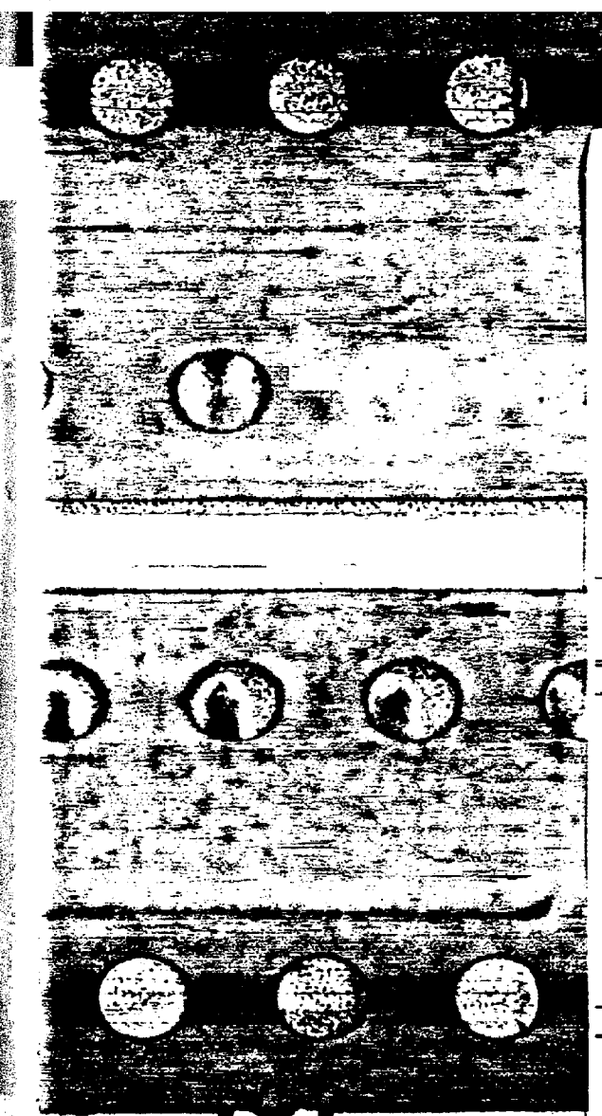
Clerk's fee ..... $ ____

Total ..... $ ____

d ____ 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 10155 PG 115

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 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 8.00
TOTAL 127.40
CHECK 127.40

08/13/96 01 12:20 0001 6545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214093
IDENTIF. ↑ REFERENCE

96 AUG 13 PM 12:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019131