FLETCHER, Kenneth

BOOK 10197 PG 737

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 81 3 368	PROPERTY ADDRESS 2209 14th Avenue North, Nashville, TN 37208
SEND TAX NOTICES TO: New Owner	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

LELAND D. WATTS

whose address is

mail
6744 Quiet Lane
Brentwood, TN 37027

, 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:

Described property located in the City of Nashville, Davidson County, Tennessee, and more particularly described as follows, to wit:
Being Lot No. 2 on the plan of N.N. Myers Subdivision, of record in Book 6050, Page 240, Register's Office for said County.
Said Lot No. 2 fronts 63.0 feet on the westerly margin of 14th Avenue North and extends back 163.3 feet on the northerly line and 162.7 feet on the southerly line, measuring 63.0 feet thereon.

This conveyance is made subject to the following:
1. 1996 Davidson County taxes.
2. All matters as shown on plat of record in Book 6050, Page 240, Register's Office for Davidson County, Tennessee.

0859 09/20 0101 03CHECK 68.20

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated September 13, 1995, of record in Book 9795, Page 563, in the Register's Office of Davidson County, Tennessee.

96 SEP 20 AM 11:51
FELIX A. ELLSWORTH, REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

02274 92

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 **16th** day of **September**, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

JESSE BROWN
The Secretary of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Title **Loan Guaranty Officer**

Witness:

* Connie J. Stapleton

*

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 10197 PG 738

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 16th day of Sept A. D. 19 96

My commission expires 01/29/00

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

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).

STATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

_____, 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 $ 16,000.00, 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 19th day of September 1996

Notary Public or Register

My Commission Expires NOV. 27, 1999

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

LELAND D. WATTS

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 ..... $ _____

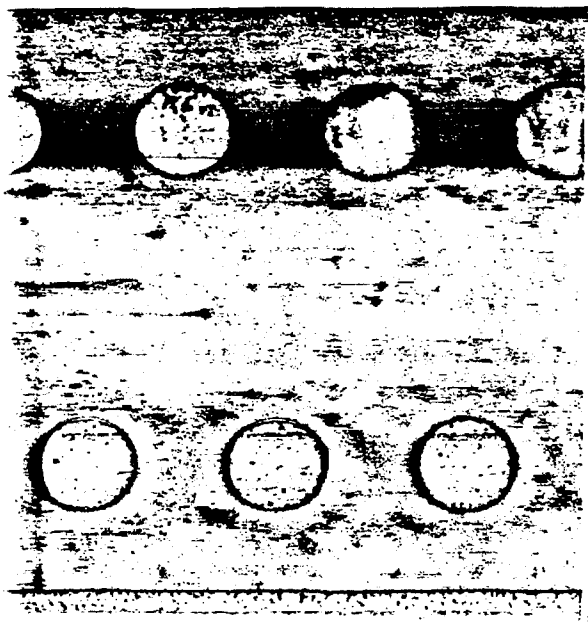
Total ..... $ _____

Paid _____ day of _____, 19____

_____, Clerk.

When recorded mail to—

626259



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

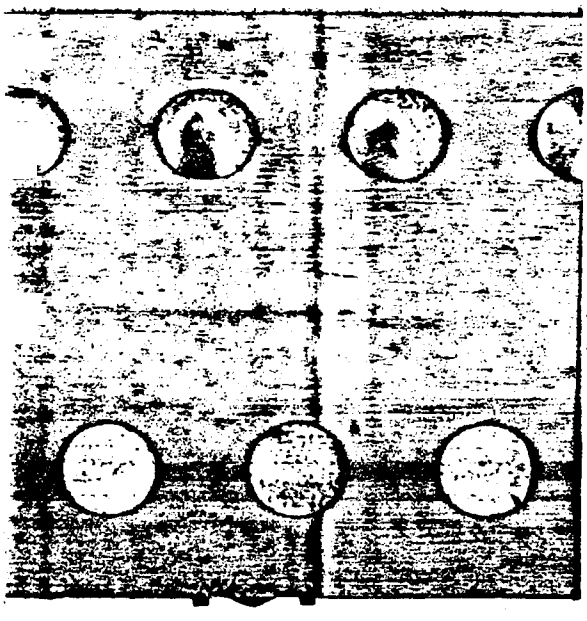
RECEIVED OF _____

FOR _____

BOOK 10197 PG 739

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	16000.00
CON TX	59.20
PRFEE	1.00
WDEED	8.00
TOTAL	68.20
CHECK	68.20

09/20/96 01 11:22 0001 0859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227492
IDENTIF. & REFERENCE

96 SEP 20 AM 11:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1033278