MARCUS, Onesimus

BOOK 10341 PG 693

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

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO.<br>80 7 57 | PROPERTY ADDRESS<br>3372 Panorama Drive, Nashville, TN 37218-3003<br>a/k/a 3372 Cocoa Drive, Nashville, TN 37218-3003 |
| SEND TAX NOTICES TO:<br>Dept.of Veterans Affairs(264)<br>110 9th Avenue So., Nashville TN 37203 | THIS INSTRUMENT PREPARED BY:<br>Ronald H. Dooley,Attorney<br>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

**FIDEL MUNGIA, 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Nashville, Davidson County, Tennessee, to wit: Being Lot No. 451 on the Plan of Bordeaux Hills Subdivision, Section 6, as of record in Plat Book 3842, Page 10, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1. 1997 Davidson County taxes
2. All matters shown on Plat recorded in Book 3842, Page 10, Register's Office for Davidson County, Tennessee.
3. Restrictions and Easements as contained in Book 3917, Page 529, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated April 3, 1996 of record in Book 10022, Page 537, in the Register's Office of Davidson County, Tennessee.

3709 02/06 0101 03CHECK 203.62

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 31st day of January, 19 97, 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

Witness:

*_____

*_____

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 10341 PG 694

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 31st day of Jan A. D. 19 97

My commission expires 01/29/00

Andrea Denise Smith

ANDREA DENISE SMITH
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).

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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 _____

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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 $ 53,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Fidel Mungia
Affiant

Subscribed and sworn to before me this 6 day of Feb, 19 97

Morris W Richardson
Notary Public or Register

My Commission Expires SEPT. 18, 1999

PICK-UP

97 FEB -6 AM 8:25

FELIA A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0270624

**Special Warranty Deed**

FROM
SECRETARY OF VETERANS AFFAIRS
TO
FIDEL MUNGIA, 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 ____

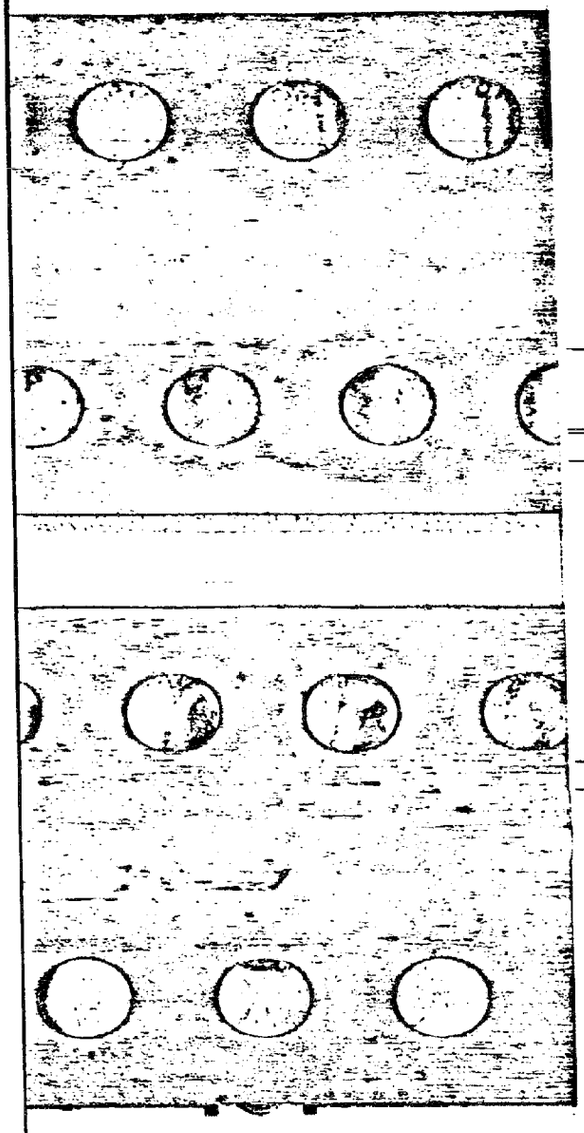
Fee paid, $ _____
Witness my hand, _____, Register.

State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____, 19 ____
day of _____, Clerk.

When recorded mail to—

626259



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10341 PG 695

| | | |
|---|---|---|
| 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 | 32600.00 |
| | | | CON TX | 194.62 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 203.62 |
| | | | CHECK | 203.62 |
| 02/06/97 | 01 | | 08:28 0001 | 3709 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270624
IDENTIF. & REFERENCE

97 FEB -6 AM 8:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1114213