WARD, Alfonzo

BK/10345/PG163

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO 162 6 237	PROPERTY ADDRESS 212 Delvin Drive, Antioch, TN 37013
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

LUIS A. GALARZA AND WIFE, HAYDEE S. RODRIGUEZ

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 Antioch, County of Davidson, State of Tennessee, to-wit:

Described property located in 5th Civil District, Davidson County, Tennessee, to wit: Being Lot No. 10 on the Plan of Valley Green, or record in Book 4460, Pages 96 and 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereon.

This conveyance is made subject to the following:

1. **1997 Davidson County taxes.**
2. **Restrictions as contained in Book 4622, Page 277.**
3. **All matters shown on Plat recorded in Book 4460, Pages 96 and 97.**

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated June 5, 1996 of record in Book 10083, Page 642, 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 **4th** day of **February**, 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**

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:

*

*

97 FEB 10 AM 10:33

DAVIDSON COUNTY TN

PICK-UP

4863 02/10 0101 03CHECK 292.42

IDENTIFICATION REFERENCE 0271688

STATE OF TENNESSEE

BK/VOL 10345 PG 164

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 on 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 4th day of Feb A. D. 1997

My commission expires 01/29/00

Andrea Denise Smith

ANDREA DENISE SMITH
Notary Public
(Official title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

NOTARY PUBLIC AT LARGE

*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

Before me, Morris W. Nicholson, a Notary Public of said State and County, duly commissioned and qualified, personally appeared Luis A. Galarza, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Affiant in the foregoing affidavit, and that he executed the same for the purposes therein contained.

Affiant further swears and affirms that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Luis A. Galarza
Affiant

Subscribed and sworn to before me this 10th day of February, 1997

Morris W. Nicholson
Notary Public or Register

My Commission Expires SEPT. 18, 1999

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
LUIS A. GALARZA AND WIFE, HAYDEE S. RODRIGUEZ

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

[redacted]

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10345 PG 165

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	76600.00
CON TX	283.42
PRFEE	1.00
WDEED	8.00
TOTAL	292.42
CHECK	292.42

02/10/97 01 10:40 0001 4863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271688
IDENTIF. ↑ REFERENCE

97 FEB 10 AM 10:38

DAVIDSON COUNTY, TN

No. 1115349