HUDSON, William L.

BOOK 10359 PG 745

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

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO.<br>83 15 86 | PROPERTY ADDRESS<br>2806 Noonan Drive, Nashville, TN 37206 |
| 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

whose address is **MARCIA V. HODGE, A MARRIED PERSON AND SON, JAMES A. THOMAS, A SINGLE PERSON**

**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:

Being Lot No. 108 on the Plan of Fortland Park, Section One, as of record in Book 2663, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

This conveyance is made subject to the following:
1. 1997 Davidson County taxes.
2. All matters shown on Plat recorded in Book 2663, Page 61, Register's Office for Davidson County, Tennessee.
3. Restrictions and Easements as contained in Book 2753, Page 612, as amended in Book 3431, Page 100, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated November 22, 1996 of record in Book 10284, Page 449, 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 19th 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

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)

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 19th 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]

*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. 9896 02/25 0101 03CHECK 312.40

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 $ 91,000.00 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 25th day of Feb 19 97

Notary Public or Register

My Commission Expires November 27, 1999

**Special Warranty Deed**

FROM

SECRETARY OF VETERANS AFFAIRS

TO

MARCIA V. HODGE AND SON, JAMES A. THOMAS

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.

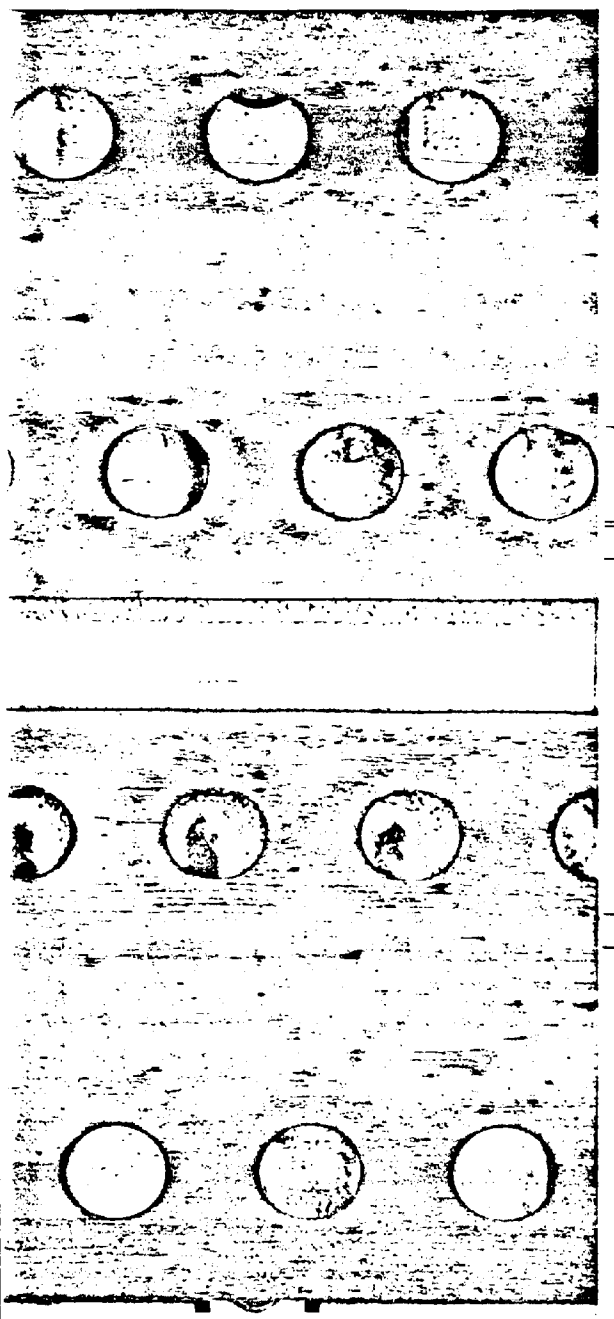
When recorded mail to—

PICKUP

0276310

IDENTIF. & REFERENCE

626259



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10359 PG 747

| | | |
|---|---|---|
| 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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL 312.40
CHECK 312.40

02/25/97 01 15:38 0001 9896

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02763 10
IDENTIF. ➔ REFERENCE

97 FEB 25 PM 3:35

**No.** 1120322