BOOK 10603 PG 624

SWANSON, Ronnie L.
TENNESSEE

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

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO.<br>72 3 15 | PROPERTY ADDRESS<br>1003 Iverson Avenue, 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 **GREG PITTS AND WIFE, VIRGINIA PITTS,** whose address is **1500 Riverwood Drive, Nashville TN 37216** 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 the westerly 89.5 feet of the easterly 179.5 feet of Lot No. 82 on the map of Maynor Place, of record in Book 843, Page 24, Register's Office for Davidson County, Tennessee, less a triangle off the northwesterly corner taken for roadway and being along the southwesterly triangular part of Lot No. 49, Block "A" on the map of the Subdivision of the Richardson Tract, not of record and described together, as follows:**

**Beginning at an iron pin in the northeast intersection of Iverson Avenue and Cooney Street, as said Cooney Street is now extended and located; thence with the north margin of Iverson Street, Easterly 89.5 feet to an iron pin; thence Northerly 102.3 feet to an iron pin in the north line of said Maynor Place Subdivision, and in the south line of Lot No. 19, Block "A", of said Richardson Tract, and continuing in the same direction 75.2 feet to an iron pin in the southwesterly margin of Cooney Street; thence with the margin of said street, Southwesterly 155.2 feet to an iron pin at a turn in said street; thence continuing with the easterly margin of said street, Southerly 50.5 feet to the beginning.**

This conveyance is made subject to the following:
1 1997 Davidson County taxes.
2 Easement(s) for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4269, Page 127, Register's Office for Davidson County, Tennessee.

**Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, October 23, 1996, of record in Book 10242, Page 488, in the Register's Office of Davidson County, Tennessee.**

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.

FELIX Z. MANSFIELD REGISTER
DAVIDSON COUNTY, TN.
97 SEP 10 AM 10:59

0347091
IDENTIF. ✦ REFERENCE

IN WITNESS WHEREOF, Grantor, this 29th day of August, 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, section 212 and 1320 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.

HERSHEL W. GOBER
Secretary-Designate of Veterans Affairs

*By _____ [SEAL]
Kenneth L. Harvey

Title Loan Guaranty Officer

Witness:
Dixie Seagraves
Dixie Seagraves
Tina Brown
Tina Brown

VETERANS AFFAIRS REGIONAL OFFICE
NASHVILLE, TN Phone (615) 736-[illegible] 09/10 0101 03CHECK 225.45
Authorization pursuant to a delegation
of authority contained in VA Regulations
(38 C.F.R. 36.4342d)

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

STATE OF TENNESSEE

BOOK 10603 PG 625

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 29th day of August A.D.1997.

My commission expires 05/06/01

Brenda Archbold

BRENDA ARCHBOLD
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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SPECIAL WARRANTY DEED

FROM
SECRETARY OF VETERANS AFFAIRS
TO

GREG PITTS AND WIFE, VIRGINIA PITTS

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-

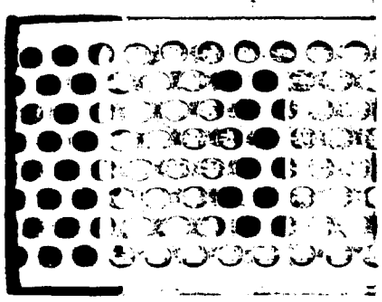
STATE OF TENNESSEE, Davidson COUNTY
I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 58,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Virginia Pitts
Affiant

Subscribed and sworn to before me this 4th day of September 1997

Gene W. Floyd
Notary Public or Register
Gene W. Floyd

HARRIS, Robert E.



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10603 PG 626

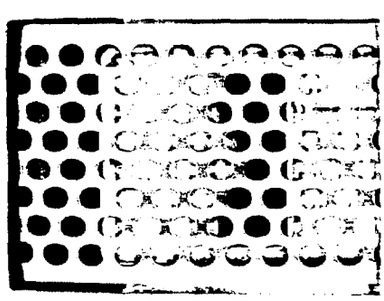
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 58500.00 |
| CON TX | 216.45 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 225.45 |
| CHECK | 225.45 |

09/10/97 01 11:01 0001 7054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0347091
IDENTIF. ↑ REFERENCE

97 SEP 10 AM 10:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1196510