BOOK 10610 PG 78

CHAFFEE, Barry

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **72 12 152**	PROPERTY ADDRESS **1816 Piedmont Avenue, Nashville, TN 37206**
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 38107**

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 **MARCUS A. BALLARD AND WIFE, JUDY G. BALLARD,** whose address is **234 Riverside Drive, Nashville, TN 37206** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Dalewood, Section I, as of record in Book 1424, Page 108, 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 **SUB-DIVISION RESTRICTIONS, Building Lines and Easements of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to Grantor by deed from **Arnold M. Weiss,** Substitute Trustee, **dated April 1, 1997,** of record in **Book No.10407, Page No. 980,** 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.

97 SEP 16 AM 10:25
REGISTER
DAVIDSON CO. TN.

PICK-UP

9046 09/16 0101 03CHECK 203.98

0348938
IDENTIF. # REFERENCE

IN WITNESS WHEREOF, Grantor, this **12th** day of **September**, 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 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.

HERSHEL W. GOBER
Secretary-Designate 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

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 12th day of September 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).

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

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 52,696.57, 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 10th day of September, 1997

~~Notary Public or Register~~ D.C. Chancellor Dep. Reg

==========

SPECIAL WARRANTY DEED

==========

FROM
SECRETARY OF VETERANS AFFAIRS
TO

MARCUS A. BALLARD AND WIFE,
JUDY G. BALLARD

==========

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-

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

RECEIVED OF _____

FOR _____

BOOK 10610 PG 80

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 52696.51
CON TX 194.98
PRFEE 1.00
WDEED 8.00
TOTAL 203.98
CHECK 203.98

09/16/97 01 10:27 0001 9046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0348938
IDENTIF. & REFERENCE

97 SEP 16 AM 10:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1198476