book 10859 page 359

WRIGHT, Wayne H.

TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **94 01 121**	PROPERTY ADDRESS **706 South 12th Street, 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 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 **JOHN L. WOODALL, A MARRIED PERSON** whose address is **331 River Drive, Mt. Juliet, TN 37122,** 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. 13 on the map of the subdivision of Lot No. 3 on the N.H. Hobson's Subdivision, as of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50.3 feet on the west side of South Twelfth Street and runs back between lines, 171.2 feet on the north line and 176.5 feet on the south line to an alley on which it measures 50 feet.

This conveyance is made subject to the following:

1 **1998 Davidson County taxes.**
2 **Sewer easement granted to the City of Nashville by instrument recorded in Book 1974, Page 630, Register's Office for Davidson County, Tennessee.**
3 **Mortgage Loan Inspection made by John Kohl and Company, P.C., dated October 6, 1988, shows fence encroaching onto adjoining property and asphalt drive encroaching.**

Being the same property conveyed to Grantor by deed from **TENNESSEE HOUSING DEVELOPMENT AGENCY,** dated **January 28, 1998,** of record in **Book 10772, Page 352,** 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 **24th** day of **March**, 19**98**, 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.

TOGO D. WEST, JR.
Acting Secretary of Veterans Affairs

*By R. Wayne Brindley [SEAL]
R. WAYNE BRINDLEY

Title **Acting 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)

10559:390

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared, R. WAYNE BRINDLEY, Acting 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 24th day of March A.D.1998

My commission expires 07/28/2001

WILLIAM H. FIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WILLIAM H. FIELD
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 below signature.

My Commission Expires JULY 28, 2001

Note.-If the entire consideration is paid, delete language from (1) to (1a).

STATE OF TENNESSEE, _____ COUNTY.

2312 03/30 0101 08:HEDA 157.00

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 ____

_____

SPECIAL WARRANTY DEED

FROM

SECRETARY OF VETERANS AFFAIRS

TO

JOHN L. WOODALL, A MARRIED 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 _____ 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 $ 10.00 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 27 day of 1998

Notary Public or Register expires 8-26-2002

NOTARY PUBLIC DAVIDSON CO. TENN.

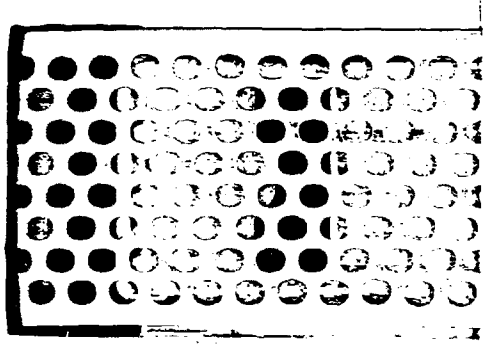
98 MAR 30 PM 12:01

DAVIDSON COUNTY, TN.
REGISTER

MAIL ENV.

04118256

IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

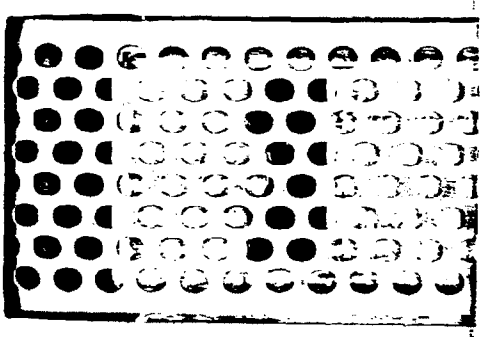
BOOK 10859 PG 391

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

CANT	40000.00
CON TX	148.00
PRFEE	1.00
MISC	8.00
TOTAL	157.00
CHECK	157.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04118256
IDENTIF. ↑ REFERENCE

98 MAR 30 PM 12:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272584