45

TUCKER, Johnny Wayne

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **50-14 212 12 DZ 32315**	PROPERTY ADDRESS **3132 Richmond Hill Drive, Nashville, TN 37207**
SEND TAX NOTICES TO: **682 Timber Lane** **Nashville, TN 37215**	THIS INSTRUMENT PREPARED BY: **Ronald H. Dooley, Attorney** **VA Regional Office, Nashville, TN 37203**

SPECIAL WARRANTY DEED

BOOK 10936 PG 104

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 **ELEANOR L. WILLIS, A SINGLE PERSON** whose address is **682 Timber Lane, Nashville, TN 37215,** 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. 33 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:

1 **1998 Davidson County taxes.**
2 **Restrictive Covenants as recorded in Book 3136, Page 52, among the land records for Davidson County, Tennessee.**
3 **The plan of record in Book 3136, Page 52, among the land records for Davidson County, Tennessee. Said Plat showing a 30 ft. minimum building setback line from Richmond Hill Drive and a ten foot (10') easement for public utility purposes along the rear line of said lot.**
4 **A two and one half foot by 30 foot (2 1/2' X 30') anchor easement located on the southwesterly corner of the lot.**

Being the same property conveyed to Grantor by deed from **Temple-Inland Mortgage Corporation,** dated **December 4, 1997,** of record in **Book 10717, Page 888,** in the Register's Office of **Davidson** County, Tennessee.

EW 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 **30th** day of **April**, 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**

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:

*_____

*_____

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

98 MAY 18 PM 1:47

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

0439268

IDENTIF. & REFERENCE

BOOK 10936 PG 105

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 30th day of April A.D.1998.

My commission expires 07/28/2001

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

William H. Field

WILLIAM H. FIELD
Notary Public
(Official title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

My Commission Expires JULY 28, 2001

*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

1 or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 57,500.00 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 15th day of May 1998

Notary Public or Register

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3735 01 03CHECK 221.75

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SPECIAL WARRANTY DEED

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FROM

SECRETARY OF VETERANS AFFAIRS

TO

ELEANOR L. WILLIS, A SINGLE PERSON

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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

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State tax ..... $ _____

Clerk's fee ..... $ _____

Total ..... $ _____

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Paid _____ day of _____, 19 ____

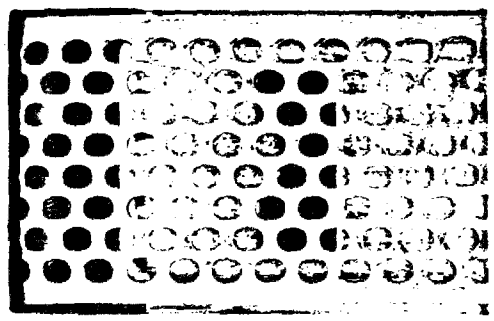
_____, Clerk

==========

When recorded mail to-

_____

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10936 PG 106

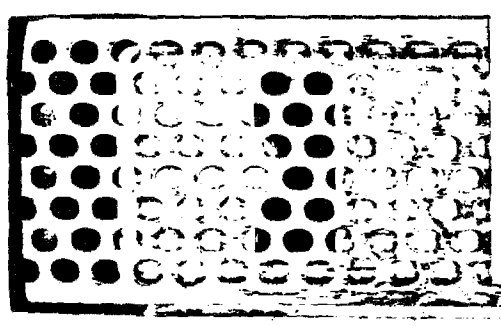
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57500.00
CON TX 212.75
PRFEE 1.00
MDEED 8.00
TOTAL 221.75
CHECK 221.75

05/18/98 01 13:48 0001 8735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0439268

IDENTIF. # REFERENCE

98 MAY 18 PM 1:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1294726