VA Form 26-6440a (CG) - Revised May 1998
Section 1820 Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 59 16 217	PROPERTY ADDRESS 2801 MATTHEWS ROAD	NASHVILLE, TN 37207
SEND TAX NOTICES TO: 6744 Quiet Lane, Brentwood, TN 37027	THIS INSTRUMENT PREPARED BY: Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

mail

BOOK 11631 PAGE 883

20-20-2-0299621

SPECIAL WARRANTY DEED

9581 08/24 0103 03CHECK 138.65

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
LELAND D. WATTS, A MARRIED PERSON
whose address is
6744 Quiet Lane
Brentwood, TN 37027 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. 214 on the Plan of Trinity Hills Village, Section 2, 1st Addition as of record in Book 4460, Pages 45 and 46, Register's Office for said county, to which plan reference is hereby made for a complete legal description.

This conveyance is made subject to the following:
1 1999 Davidson County taxes.
2 Subject to 30 foot Minimum Building Setback Line from Matthews Road.
3 Subject to 10 foot Public Utility and Drainage Easement along the rear and north westerly margin.
4 Subject to 30 foot x 2.5 foot anchor easement at the Southeast corner.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated November 25, 1998, of record in Book 11242, Page 229, 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.

IN WITNESS WHEREOF, Grantor, this 10th day of May , 1999 , 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.

99 AUG 24 AM 11:25

0627836

The Secretary of Veterans Affairs

*By _____ (SEAL)
JAY LOVORN
Title Loan Guaranty Officer

Witness:

* _____

* _____

VETERANS AFFAIRS REGIONAL OFFICE
NASHVILLE, TN Phone 615-736-5241

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me personally appeared
JAY LOVORN , 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, 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 10th day of May , 1999.

My commission expires 04/15/2002

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* MARTHA J. MUNN

Notary Public

(Official Title)

*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, DAVIDSON COUNTY,

Register's Office, , .

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 , 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 $ 34500 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 26 day of May 1999
Notary Public or Register
My Commission Expires NOV. 27, 1999

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

LELAND D. WATTS, A MARRIED PERSON

STATE OF TENNESSEE

COUNTY

Register's Office

Received for record the day of

A.D. , at o'clock M. Noted in Note Book , page , and recorded in Book of Deeds , page

Vol. , page

Fee paid, $

Witness my hand,

, Register.

State tax ..... $

Clerk's fee ..... $

Total ..... $

Paid day of , , Clerk.

When recorded mail to--

626259

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11631 PAGE 885

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06278836

REGISTER'S REFERENCE

99 AUG 24 AM 10:25

REGISTER
DAVIDSON COUNTY, TN.

CAMT	34500.00
CON TX	127.65
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	138.65
CHECK	138.65

08/24/99 01 10:25 0001 9861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505860