BUNCH, Paul S.

Send tax statement to: Loan Guaranty Officer, VA Regional Office,
801 Broadway, Nashville, Tenn.

VA Form 26-6440a—May 1964
Section 1820, Title 38 U.S.C.

TENNESSEE

BOOK 3917 PAGE 773

Chas. M. Johnson, Attorney in Fact,

THIS DEED, between W. J. Driver, by J , as Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D. C., hereinafter called Grantor, and Frank K. Littlejohn and wife, Velma P. Littlejohn

Map 135-5
Par. 71
2D 55450

whose address is Nashville, Tennessee,

, 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 in Nashville, Davidson County, Tennessee, described as follows:

Being lot No. 94 on the Plan of Town Park Estates, as of record in Book 3300, Pages 64 and 65, Register's Office for said County.

Said Lot No. 94 fronts 70 feet on the easterly side of Ladybird Drive and extends back 180.72 feet on the northerly line and 182.35 feet on the southerly line to a dead line, measuring 70.02 feet thereon. Improved and known as 328 Ladybird Drive, Nashville, Tennessee.

Being the same property conveyed to Grantor by deed from The Prudential Insurance Company of America dated June 17, 1965, recorded in Book 3912, Page 48, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1965 Davidson Metro taxes.

2. Thirty-foot easement for public utilities along rear line of premises, 5-foot telephone easement along northerly line of premises, anchor easement at northwest corner of premises, 60-foot building setback line from Ladybird Drive, and conditions of owners certificate, as shown on plan of record in Book 3300, pages 64 and 65 of the Register's Office for Davidson County, Tennessee.

3. Restrictive covenants recorded in Book 3400, page 120 as amended by instrument recorded in Book 3436, page 43, of the Register's Office for Davidson County, Tennessee.

Deed prepared by: W. H. Boyd, Attorney
VA Regional Office
Nashville, Tenn.

14.30

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, and the same is unencumbered., except as above set out.

Grantor does further covenant and bind himself and his successors, to warrant and forever defend the title to said land 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. ~~A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.~~

IN WITNESS WHEREOF, Grantor, this 23rd day of July, 19 65, has caused this instrument to be signed in his name and on his behalf by the undersigned Loan Guaranty Officer, being thereunto duly appointed, qualified and acting pursuant to sections 212 and 1820 of Title 38, United States Code, and sections 36:4342 and 36:4520 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

* W. J. DRIVER

*As Administrator of Veterans' Affairs.*

Witness:

*By

*

CHAS. M. JOHNSON
Assistant *Loan Guaranty Officer.*

*

Authorization recorded in Book 3852 of the -- records of the Register's office of the County in which the above-described property is situated, at page 667.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared Chas. M. Johnson

to me known to be the person who executed the foregoing instrument in behalf of W. J. Driver

, as Administrator of Veterans' Affairs, who, being by me duly sworn, stated that he is a Loan Guaranty Officer of the Veterans Administration, an agency of the United States Government, and is duly authorized to execute this deed on behalf of said Administrator, and acknowledged that he voluntarily executed the same as the free act and deed of said Administrator.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 23rd day of July A. D. 19 65.

My commission expires October 22, 1966.

*

W. H. BOYD
Notary Public At Large
(Official title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*Print, typewrite, or stamp names of Administrator of Veterans' Affairs and Loan Guaranty Officer; 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

1965a
19.43

# Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

FRANK K. LITTLEJOHN and wife,

VELMA P. LITTLEJOHN

STATE OF TENNESSE

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

..... page .....

Fee paid, $.....
Witness my hand,

of Deeds ....., Vol. ....., page .....

..... Register.

State tax $ 19.43
Clerk's fee $ 1.00
Total REG. $ 20.43
Paid ..... Clerk.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

When recorded mail to

NOTED: BOOK 1 PAGE 146
RECORDING FEE 2.00
JUL 30 8 AM '65

STATE TAX $ 19.43
PROBATE .50
TOTAL $ 19.93

JUL 30 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 30 1965
CT