Owner: E. Kinnard
Jonquil Dr

EDWARDS, James M.

VA Form 26-6410a—May 1964
Section 1820, Title 38 U.S.C.

BOOK 3957 PAGE 380 TENNESSEE

Chas. M. Johnson, Attorney in Fact,

THIS DEED, between W. J. Driver, by / , 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 Eugene Kinnard and wife, Othena R. Kinnard

Map 133-16
Pt. 39

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 Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Highview Acres, Section 2, as of record in Book 2854, page 98, Register's Office for said County.

Said Lot No. 106 fronts 115 feet on the Easterly margin of Jonquil Drive, running back between parallel lines 257 feet to a dead line in the rear. Improved and known as 4848 Jonquil Drive, Nashville, Tennessee.

Being the same property conveyed to Grantor by deed from The Boston Five Cents Savings Bank dated October 4, 1965, recorded in Book 3950, Page 614, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1965 Davidson Metro taxes.

2. Restrictive covenants of record in Book 3069, page 249, Register's Office, Davidson County, Tennessee.

3. Plan of record in Book 2854, page 98, said Register's Office, shows an Owner's Certificate, a 40-foot minimum building setback line from Jonquil Drive, and a 10-foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the northwest corner of said lot.

This instrument prepared by: W. H. Boyd, Attorney
VA Regional Office
Nashville, Tennessee

Send tax statement to: Loan Guaranty Officer, Veterans Administration Regional Office, 801 Broadway, Nashville, Tennessee.

$13.20

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 29th day of October, 1965, 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~~ 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 29th day of October 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]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*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 (16).

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

[redacted]

12,000
18.50

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

EUGENE KINNARD and wife,

OTHENA R. KINNARD

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—

.....

.....

☆U.S. GOVERNMENT PRINTING OFFICE: 1964—O-729-805

STATE TAX $ 18.00
PROBATE .50
TOTAL $ 18.50

NOV 12 1965

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

PAID NOV 12 1965
CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 12 11 43 AM '65

NOTED BOOK 112 PAGE 835
RECORDING FEE $ 2.00
DEP. REG. .....

06104

BOOK 3957 PAGE 383