GUNTER, Malcolm D.

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

VA Form 26-6440a—Feb. 1960
Section 1820, Title 38 U.S.C.

TENNESSEE

BOOK 4013 PAGE 152

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 25, D. C., hereinafter called Grantor, and David C. Pickard and wife, Barbara D. Pickard.

Map 148-5
Par. 164
m o.

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. 48 on the Plan of Haywood Acres, Section I, as of record in Book 2900, page 17, Register's Office for said County.

Said Lot No. 48 fronts 40.66 feet on the east side of Leo Court, and runs back 210 feet on the northerly line and 189.9 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 220 feet. Improved and known as 301 Leo Court, Nashville, Tennessee 37211.

Being the same property conveyed to Grantor by deed from The Philadelphia Saving Fund Society dated March 18, 1966, recorded in Book 4005, Page 394, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1966 Davidson Metro taxes.

2. Restrictive covenants of record in Book 2928, page 103, of the Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 2900, page 17, said Register's Office, shows an Owner's Certificate, a 30-foot minimum setback line from Leo Court and a 10-foot drainage and utility easements along the north easterly and southeasterly margins of said lot, and a 2.5 x 20 foot utility easement at the southwesterly corner of said lot.

This instrument prepared by: W. H. Boyd, Attorney
VA Regional Office
Nashville, Tennessee, 37203



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 18th day of April, 1966, 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 section 36:4342 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 Vol. 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 18th day of April A. D. 19 66.

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 (18).

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 TAX $ 19.43
PROBATE .50
TOTAL $ 19.93
MAY 4 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 4 - 1966

17950
1993

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
DAVID C. PICKARD and wife,
BARBARA D. PICKARD

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—

.....

.....

.....

NOTED UPON RECORDING FEE $ 2.00
DEP. MAY 4 11 39 PM '66
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.
114 PAGE 88
2 7 0 0

☆ U.S. GOVERNMENT PRINTING OFFICE : 1960—O-541123

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