BOWDEN, Robert A.

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

BOOK 4042 PAGE 540 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 David T. Pruitt and wife, Dorothy C. Pruitt

whose address is Nashville, Tennessee,

Map 41-11
Parcel 6
12D MS

, 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. 429 on the Plan of Bellshire Estates Subdivision, Section "B", as of record in Book 2331, pages 128 and 129, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Banbury Drive, the common corner of Lots Nos. 428 and 429; thence northerly with the line between said two lots 233 feet to the common corner of Lots Nos. 428, 429 and 440; thence easterly with the line between said Lots Nos. 429 and 440, 185 feet to a point in the westerly margin of Dumbarton Drive; thence southerly with the margin of the same 205 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.3 feet to a point in the northerly margin of Banbury Drive; thence westerly with the margin of the same 140 feet to the beginning. Improved and known as 4000 Dumbarton Drive, Nashville, Tennessee.

Being the same property conveyed to Grantor by deed from Federal National Mortgage Association dated June 10, 1966, recorded in Book 4025, Page 875, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1966 Metro taxes.

2. Restrictive covenants of record in Book 2542, page 415, of the Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 2331, page 129, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 100 foot setback line from Banbury Drive, a 50 foot setback line from Dumbarton Drive, a 10 foot easement along the northerly line for public utilities, and a 3 x 15 foot anchor easement along the easterly line of the lot.

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

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 27th day of July, 19 66, 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 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 27th day of July A. D. 19 66.

My commission expires October 22, 1966.

[NOTARY PUBLIC SEAL] [PERSONS HAVING SEAL MUST IMPRESS SEAL]

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

*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).

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

Consideration 12,750.

Stamps — 14.30

Rec — 2.00

Tax — 19.63

STATE TAX $ 19.13
PROBATE .50
TOTAL $ 19.63
AUG 2 1966

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

PAID AUG 2 - 1966

35.93

TURRENTINE REALTY CO. 1st

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

DAVID T. PRUITT and wife,

DOROTHY C. PRUITT

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

RUSH

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

AUG 2 2 01 PM '66

REGISTER'S OFFICE
RECORDING FEE $ 2.00

DEP. REG.

☆ U.S. GOVERNMENT PRINTING OFFICE: 1964—O-729-605

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