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

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

TENNESSEE

THIS DEED, between W. J. Driver, by Chas. M. Johnson, Attorney in Fact, 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 W. Dabbs and wife, Audrey Dabbs

Map 80-8
Par. 304
no

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. 37 on the plan Bordeaux Hills Section 4, as of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 51.69 feet on the northerly side of Hinkle Drive and extends back 139.55 feet on the westerly line and 140.82 feet on the easterly line to a dead line in the rear measuring 71.12 feet thereon. Improved and known as 3236 Hinkle Drive, Nashville, Tennessee 37218.

Being the same property conveyed to Grantors by deed from Federal National Mortgage Association, dated May 11, 1967, recorded in the Register's Office for Davidson County, Tennessee, in Book 4131, page 474.

This conveyance is made subject to the following:

1. 1967 Davidson Metro Taxes
2. Restrictive Covenants of record in Book 3765, pg. 141, Register's Office of Davidson County,
3. The plan of record in Book 3600, page 49, Register's Office shows an owner's certificate, a 30 foot setback from Hinkle Drive, a 25 foot easement for utility and drainage purposes along the rear line of the lot and a 2.5 x 30 foot anchor easement located on the southeast corner of 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. [1] ~~A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.~~ [1a]

IN WITNESS WHEREOF, Grantor, this 6th day of July, 19 67, 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 6th day of July A. D. 19 67

My commission expires October 24, 1970

GLADYS L. FREEMAN NOTARY PUBLIC DAVIDSON COUNTY

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

Gladys L. Freeman
Notary Public
(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 _____

_____

BOOK 4151 PAGE 397

STATE TAX $ 19.43
PROBATE 50
TOTAL $ 19.93

JUL 12 1967

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

PAID JUL 12 1967



Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

FRANK W. DABBS and wife

AUDREY DABBS

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

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-729-605

79473

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 12 11 00 AM '67

NOTES: BOOK 116 PAGE 769
RECORDING FEE $ 6.00
DEP. REG. ____