DAVIN, Rohn V.

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

VA Form 20-6440a—May 1964 Section 1820, Title 38 U.S.C.

TENNESSEE

BOOK 4176 PAGE 796

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 John Duldt and wife, Mary F. Duldt

Map. 43-6
Par. 198
PW

whose address is Madison, 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:

Being Lot No. 70 on the Plan of Section III, Madison Park, as of record in Book 3500, page 104, Register's Office for said County.

Said Lot No. 70 fronts 71.04 feet on the north side of Roosevelt Avenue, and extends back 135 feet on the east line and 131.8 feet on the west line, to a dead line in the rear, which is a broken line, on which it measures 87.47 feet. Improved and known as 529 Roosevelt Drive, Madison, Tennessee 37115.

Being the same property conveyed to Grantor by deed from Murphree Mortgage Company dated August 11, 1967, recorded in Book 4168, Page 972, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1967 Metro taxes.

2. Restrictive covenants of record in Book 3794, page 933, of the Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 3500, page 104, of said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Roosevelt Avenue, a 10-foot easement for public utilities along the rear line of the lot, and an anchor easement 2.5x30 feet at the southeast corner of the lot.

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

STATE TAX $ 2.513
PROBATE .50
TOTAL $ 2.563

OCT 2 1967

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

PAID OCT 2 - 1967 MK

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 13th day of September, 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

* 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 13th day of September A. D. 19 67.

My commission expires October 24, 1970.

* Gladys L. Freeman
Gladys L. Freeman
Notary Public
(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).

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 4176 PAGE 799

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

JOHN DULDT and wife, MARY F.

DULDT

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 ..... 19..... *Clerk.*

When received for record

U 4 9 8

FELIX [illegible] WILSON II REGISTER
DSON COUNTY
[illegible] OF TENN

Oct 1 11 PM '67

NO[illegible] BOOK 417 PAGE 42

RECORDING FEE 6.00

DEP. REG.

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