SPRUNG, August F.

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

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

TENNESSEE
BOOK 4188 PAGE 117

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 Jimmie J. Teitloff and wife, Sonja C. Teitloff .

Map 90-12
Par. 136
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 8th Civil District, Davidson County, Tennessee, described as follows:

Being lot No. 179 on the Map of Charlotte Park, Section II, as of record in Book 2663, page 23, Register's Office for said County. Said lot No. 179 fronts 78.0 feet on the southwesterly side of Henry Ford Drive and extends back 155.0 feet on the northwesterly line and 157.8 feet on the southeasterly line, to a dead line in the rear on which it measures 46.0 feet. Improved and known as 6303 Henry Ford Drive, Nashville, Tennessee 37209.

Being the same property conveyed to Grantor by The Prudential Insurance Company of America by deed dated August 4, 1967, recorded in Book 4164, Page 363, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

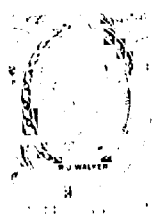
1. 1968 Metro taxes.

2. Under agreement between Consolidated Developments, Inc. and City of Nashville, dated August 27, 1956, recorded in Book 2593, page 566, Register's Office for Davidson County, Tennessee, a pumping charge is prescribed and made a covenant running with the land.

3. Ten-foot easement for public utility purposes along part of the westerly line of premises, sewer easement, 40-foot building setback line from Henry Ford Drive and conditions of owners certificate as shown on plan of record in Book 2663, page 23, Register's Office for Davidson County, Tennessee. By instrument of record in Book 2746, page 576, of said Register's Office, the building setback line was changed to 35 feet.

4. Restrictive covenants contained in an instrument executed by Consolidated Developments, Inc., dated July 9, 1957, recorded in Book 2689, Page 38, Register's Office for Davidson County, 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 31st day of October, 1967, 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 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 31st day of October A. D. 19 67.

My commission expires October 24, 1970.

GLADYS L. FREEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. [OFFICERS HAVING SEAL MUST IMPRESS SEAL]

STATE TAX $ 20.63
PROBATE .50
TOTAL $ 21.13

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

NOV 9 1967

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

PAID NOV 9 - 1967 CT

*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 _____

_____

DO NOT RECORD -- THIS PAGE
NOT A PART OF INSTRUMENT

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

JIMMIE J. TEITLOFF and wife,

SONJA C. TEITLOFF

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-729-605

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 9 2 55 PM '67

RECORDING FEE $ 3.00
DEP. REG. .....

9 5 6 0 9

BOOK 4188 PAGE 120