ALEXANDER, Leonard E.

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 4234 PAGE 920

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 Buford G. Frogge and wife, Lydia G. Frogge

Map 147-14
Par. 13
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 Davidson County, Tennessee, described as follows:

Being Lot No. 114 Candlestick Farms, Section I, as of record in Book 3300, page 56, Register's Office for said County.

Said Lot No. 114 fronts 76.0 feet on the curved easterly side of Green Tree Drive and runs back 162.0 feet on the northerly side and 149.1 feet on the southerly side to a broken line in the rear, measuring 122.4 feet. Improved and known as 5106 Greentree Drive, Nashville, Tennessee.

Being the same property conveyed to Grantor by deed from First Federal Savings & Loan Association of Lake Worth dated March 28, 1968, recorded in Book 4230, Page 44, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1968 Davidson Metro taxes.

2. Restrictive covenants of record in Book 3375, page 391, of the Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 3300, page 56, of the Register's Office for Davidson County, Tennessee, shows an owner's certificate, a copy of which is attached, a 30 foot setback line from Greentree Drive, a 10 foot easement for utility purposes along the rear line of the lot, and a 2.5 x 25 foot anchor easement located at the northwest and southwest corners of the lot.

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

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $21,500. Affiant

Subscribed and sworn to before me this 14th day of May 1968

Deputy Register

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 7th day of May, 1968, 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

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 7th day of May A. D. 19 68.

My commission expires October 24, 1970.

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Gladys L. Freeman

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 (14).

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 ----

----

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO

BUFORD G. FROGGE and wife,

LYDIA G. FROGGE

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.

MAY 14 11 05 AM 68

RECORDING FEE $ 2.00 PAGE 734

DEP. REG. .....

STATE TAX $ 55.90
PROBATE
TOTAL $ 57.40

MAY 14 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

16098

BOOK 4234 PAGE 923