Map 72-15
Par 303

VA Form 26-6440a - MAY 1968
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 1430 Riverside Drive Nashville, Tennessee 37206
SEND TAX NOTICES TO Loan Guaranty Officer, Veterans Administration Regional Office, 801 Broadway Nashville, Tennessee 37203	THIS INSTRUMENT PREPARED BY W. H. Boyd, Attorney VA Regional Office, Nashville, Tenn. 37203

SPECIAL WARRANTY DEED

THIS DEED, between the Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D. C., hereinafter called Grantor, and

William J. Keaton and wife, Mary S. Keaton

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 described as follows: **Land in Davidson County, Tennessee, being part of Lot No. 62 on the Plan OF Brownsville, of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, and part of the southeasterly part of Lot #1 on the unrecorded map of the subdivision of Lots 61 and 62 and part of Lot 63 on the said plan of Brownsville.**

Beginning at a point in the center line of Riverside Drive, 240.5 feet south of the southerly margin of McKennie Avenue or McKennel Avenue; thence with the center line of Riverside Drive, southwesterly 100.0 feet to a point; thence westwardly 190 feet to a point; thence northeastwardly and parallel with the center line of Riverside Drive, 100 feet to a point; thence eastwardly 190.0 feet to the point of beginning.

Being the same property conveyed to Grantor by deed from Commerce Union Bank dated September 3, 1968, recorded in Book 4270, Page 932, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1969 Davidson Metro taxes.

OCT-9	CONV	10,250.00			
OCT-9	S'TAX		B*	26.52	
OCT-9	PR'FEE		B*	.50	
OCT-9	W'DEED		B*	3.00	* 30.02

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.

Grantor does further covenant and bind himself and his successors, to warrant and forever defend the title 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.

IN WITNESS WHEREOF, Grantor, this 3rd day of October, 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 Clyde Yates Jr.

*

CLYDE YATES, JR.

Loan Guaranty Officer.

*

Authorization recorded in ~~Vol.~~ Book 4253 of the -- records of the Register's office of the County in which the above-described property is situated, at page 995.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4276 PAGE 522

Before me personally appeared Clyde Yates, Jr.,

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 3rd day of Oct. A. D. 19 68.

My commission expires October 24, 1970.

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

OFFICERS HAVING SEAL MUST IMPRESS SEAL

I hereby swear or affirm that the actual consideration or true value for this transfer is greater, is $10,250.00. Affiant [illegible] Loan Guaranty agent

Subscribed and sworn to before me this 9 day of Oct 1968

Deputy Register

*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 _____

A 16327

IDENTIF. REFERENCE

OCT 9 3 33 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
WILLIAM J. KEATON and wife,
MARY S. KEATON

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—

_____

_____

452881