PRICE, Terrance W.

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

BOOK 4428 PAGE 557

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 2234 Maplecrest Drive Donelson, Tennessee 37214
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, Tennessee

SPECIAL WARRANTY DEED

Map 84-11
Par. 64 m.o.

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

Luther McGinley, Jr., and wife, Carrol H. McGinley

whose address is **Donelson, 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:

Being Lot No. 276 on the Map of Maplecrest as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Said Lot No. 276 fronts 70 feet on the north side of Maplecrest Drive and runs back between lines, 152 feet on the west line and 199 feet on the east line, to a dead line in the rear, which is a broken line, on which it measures 96.8 feet.

This conveyance is made subject to the following:

1. **1970 Davidson Metro taxes.**

2. **Restrictive Covenants of record in Book 1874, page 452, Register's Office.**

3. **The Plan of record in Book 1835, page 28, Register's Office, shows an owner's certificate, a 60-foot setback line from Maplecrest Drive, and a 10-foot easement for utility purposes along the rear line of the lot.**

Being the same property conveyed to Grantor by deed from the Federal National Mortgage Association, dated March 31st, 1970, of record in Book 4408, page 895, said Register's Office for Davidson County, Tennessee.

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 12th day of June, 19 70, 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.

* DONALD E. JOHNSON

As Administrator of Veterans' Affairs.

Witness:

*By _____

CHAS. M. JOHNSON

Loan Guaranty Officer.

* _____

* _____

Authorization recorded in Book 4345 of the -- records of the Register's office of the County in which the above-described property is situated, at page 61.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4428 PAGE 558

Before me personally appeared Chas. M. Johnson,

to me known to be the person who executed the foregoing instrument in behalf of Donald E. Johnson

, 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 12th day of June A. D. 1970.

My commission expires January 30, 1974.

OFFICERS HAVING SEAL MUST IMPRESS SEAL

ABRAMCHIK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*Grace T. Abramchik

Grace T. Abramchik

Notary Public

(Official title)

I hereby swear or affirm that the actual consideration or true value for the transfer, whichever is greater, is $ 119.50. Affiant

Subscribed and sworn to before me this 1st day of July 1970

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

JUL-1 70	CONV	11,950.00			
JUL-1 70	S'TAX		A*	30.94	
JUL-1 70	PR'FEE		A*	.50	
JUL-1 70	W'DEED		A*	3.00	* 34.44

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

LUTHER McGINLEY, JR. and wife

CARROL H. McGINLEY

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the day of A. D. 19 , at o'clock

A 8 2 4 1 8

Noted in Note Book , page , and recorded in Book of Deeds , Vol. , page

IDENTIF. REFERENCE

JUL 1 11 38 AH '70

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Fee paid, $ Witness my hand, , Register.

State tax $

Clerk's fee $

Total $

Paid , 19 , Clerk.

When recorded mail to—

452881