RANDLE, Jon C.

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

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TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 050 16880	PROPERTY ADDRESS 3678 Richbriar Court Nashville, Tennessee 37211
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 801 Broadway, Nashville, Tennessee 37203	THIS INSTRUMENT PREPARED BY: W. H. Boyd, Attorney Veterans Administration Regional Office

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

James P. Thurman and wife, Marian M. Thurman

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: Located in Nashville, County of Davidson, State of Tennessee, to wit:

Being the southerly part of Lot 280 on the Plan of Hillbrook, Section 5, of record in Book 3700, page 73, Register's Office for said County and more particularly described as follows:

Said part of Lot 280 fronts 59.62 feet on the northerly terminus of Richbriar Court and extends back 105 feet, more or less, on the westerly line and 202.2 feet, more or less, on the easterly line to a dead line in the rear measuring 190 feet, more or less, as shown on a survey by Hal R. Swann, Jr., dated August 5, 1969.

This conveyance is made subject to the following:

1. 1971 Davidson Metro taxes. (Nashville-Davidson County)
2. Restrictive covenants of record in Book 4031, page 160, Register's Office for Davidson County.
3. The Plan of record in Book 3700, page 73, Register's Office for said County shows an owner's certificate, a 30-foot setback line from Richbriar Court, a 5-foot public utility and drainage easement along the easterly line, with 8" sewer located within, and a 5-foot drainage easement along the westerly line.

Being the same property conveyed to Grantor by deed from the First Federal Savings and Loan Association of Titusville, Titusville, Florida, dated September 17, 1970, of record in Book 4458, page 407, 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 23rd day of November, 1970, 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 ~~XXX~~ 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

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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 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 23rd day of Nov., A. D. 1970.

My commission expires January 30, 1974.

*Grace T. Abramchik
Grace T. Abramchik
Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $23,350. Affiant

Subscribed and sworn to before me this 8th day of December 19 70

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 A98558 19 at o'clock M., and entered in Note Book , Page

IDENTIF. REFERENCE

DEC 8 11 23 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-8 70	CONV	23,350.00			
DEC-8 70	S'TAX		A*	60.58	
DEC-8 70	PR'FEE		A*	.50	
DEC-8 70	W'DEED		A*	3.00	* 64.08

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

JAMES P. THURMAN and wife,

MARIAN M. THURMAN

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 , 19 , Clerk.

When recorded mail to—

452881