PIERCE, Ambrose B.

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

BOOK 4493 PAGE 696

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 3686 Richbriar Court Nashville, Tennessee
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

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

Robert A. Taylor and wife, Ella Lee Taylor

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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 Lot No. 284 on the Plan of Hillbrook, Section V, as of record in Book 3700, page 73, Register's Office for said County, to which reference is made for a more particular description.

Said lot fronts 71 feet on the easterly side of Richbriar Court and extends back 177.4 feet on the northerly line and 191.6 feet on the southerly line to a dead line and measures 103 feet thereon.

This conveyance is made subject to the following:

1. **1971 Metropolitan Nashville-Davidson County taxes.**
2. **Restrictions filed June 29, 1966 in Book 4031, page 160, said Register's Office.**
3. **The recorded plan shows an Owner's Certificate, a 30-foot set-back line from Richbriar Court, and a 10-foot utility and drainage easement across the rear of the lot, and a 2.5 x 25-foot anchor easement at the northwest front corner.**

Being the same property conveyed to Grantor by deed from the Federal National Mortgage Association, dated February 10, 1971, of record in Book 4486, page 808, in the Register's Office of 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 6th day of April, 19 71, 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

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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 6th day of Apr. A. D. 1971.

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 $24950.00 Affiant

Subscribed and sworn to before me this 15th day of April 1971

Deputy Register

*Print, typewrite, or stamp names of Administrator of Veterans' Affairs and Loan Guaranty Officer ~~and 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 _____

APR 15 71 CONV 24,950.00
APR 15 71 S'TAX A* 64.74
APR 15 71 PR'FEE A* .50
APR 15 71 W'DEED A* 3.00 * 68.24

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
ROBERT A. TAYLOR and wife,
ELLA LEE TAYLOR

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office
Received for record this 15 day of April, A. D. 19 71
at 12:33 o'clock P.M., and recorded in Note Book ___, page ___
Vol. ___, page ___
Fee paid, $ ___
Witness my hand, ___, Register.

IDENTIFICATION REFERENCE
Apr 15 12 33 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

State tax ..... $
Clerk's fee ..... $
Total ..... $
Paid ___ day of ___, 19__, ___, Clerk.
When recorded mail to—

48281