BERRY, Paul

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

BOOK 4612 PAGE 186

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 71-12 - Par 274	PROPERTY ADDRESS 921 Ward Street 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

Nathaniel Peete and wife, Willie Mae Peete

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 northwesterly part of Lot No. 9 on the Plan of Dan Leech Subdivision as of record in Book 1424, page 70, Register's Office for said County, described as follows:

Beginning at a point in the west line of said lot, being 20 feet north of the original southwest corner of said lot; thence with said west line North 14 deg. 45 min. East 141 feet to a point at the northwest corner of said lot; thence with the rear line of same, eastwardly 60.5 feet to a point 25 feet west of the original northeast corner of said lot; thence South 12 deg. 41 min. 03 sec. west 140 feet to a point 20 feet north of the southeast front corner of said lot; thence North 76 deg. 50 min. West 70 feet more or less, to the point of beginning.

This conveyance is made subject to the following:

1. 1972 Metropolitan Nashville-Davidson County taxes.
2. Restrictive covenants of record in Book 1632, page 161 and easements as shown on the Plan of record in Book 1424, page 70, said Register's Office.
3. Property not condemned to the cul-de-sac presently located on Ward Street, of record in Book 4254, page 359, said Register's Office.

Being the same property conveyed to Grantor by deed from the Federal National Mortgage Association, dated March 16, 1972, of record in Book 4585, page 623, of the 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 8th day of June, 1972, 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,

BOOK 4612 PAGE 187

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 8th day of June A. D. 1972.

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.

JUN 20 72 CONV 11,850.00
JUN 20 72 S'TAX A* 30.68
JUN 20 72 PRFEE A* .50
JUN 20 72 W'DEED A* 4.00 * 35.18

*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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,850.00

Subscribed and sworn to before me, this the 19th day of June 1972.

Nathaniel Peete
Affiant

My Commission expires: 4-26-76

Richard C. Kendall
Notary Public

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
NATHANIEL PEETE and wife,
WILLIE MAE PEETE

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

B 6 4 3 0 5

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

IDENTIFICATION REFERENCE

JUN 20 3 02 PM '72

FELIX P. WITHERSPOON REGISTER
DAVIDSON COUNTY, TENN.

Fee paid, $
Witness my hand, , Register.

State tax ..... $
Clerk's fee ..... $
Total ..... $

Paid , 19 , Clerk.

When recorded mail to—

45281