SPAIN, Robert E.

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

71-15 TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 1200 Stockell Street, Nashville, Tennessee 348 pw
SEND TAX NOTICES TO: Alva Morgan and Wife 1129 Stockell St. Nashville, Tn. 37207	THIS INSTRUMENT PREPARED BY: W. E. Washburn, 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

Alva Morgan and wife, Ida J. Morgan

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, and State of Tennessee, to wit:

Being Lot No. 94 on the Map of Benedict Land Company's Subdivision, of record in Book 332, page 40, Register's Office for said County.

This conveyance is made subject to the following:

1. 1972 Metropolitan Nashville-Davidson County taxes.

2. Encroachment of gravel drive, serving the premises in question, unto Lot No. 93, which is north of the land in question, as shown on survey made by T. R. Sanford, Surveyor, dated January 3, 1966.

3. Encroachment of carport serving the premises in question onto Lot No. 93, as shown on above referenced survey.

4. Fence line shown on survey made by T. R. Sanford, Surveyor, dated January 3, 1966, is not the true property line.

Being the same property conveyed to Grantor by deed from T. I. Holman, Jr., Trustee, dated June 9, 1972, of record in Book 4609, page 368, 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.

RECORDER'S MEMO
Illegibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

IN WITNESS WHEREOF, Grantor, this 28th **day of** September, 19 72, **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.**

B785598
IDENTIF. REFERENCE
OCT 4 10 56 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Witness:

* _____

* _____

* DONALD E. JOHNSON

As Administrator of Veterans' Affairs.

***By** _____

CHAS. M. JOHNSON

Loan Guaranty Officer.

Authorization recorded in Vol. 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 28th day of Sept. 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]

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $10,000.00. Affiant Frank L. Christian

Subscribed and sworn to before me this 4th day of October 1972

Deputy Register Leo W. Means

*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 _____

OCT-72	CONV	10,000.00				
OCT-72	S'TAX		A*	26.00		
OCT-72	PR'FEE		A*	.50		
OCT-72	W'DEED		A*	4.00	*	30.50

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
ALVA MORGAN and wife,

TO J. MORGAN

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—
Alva Morgan and wife
1129 Stockell St.
Nashville, Tennessee 37207

45288-1