SMITH, Tyrone

BOOK 4655 PAGE 899

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 80-7, Parcel 19	PROPERTY ADDRESS 1442 Snell Boulevard Nashville, Tennessee
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 801 Broadway, Nashville, Tennessee 37203	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

Joe D. Martin and wife, Cheryl S. Martin

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. 373 on the Plan of Section Two, Bordeaux Hills, of record in Book 3600, page 7, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is made subject to the following:

1. Restrictive covenants of record in Book 3537, page 105, and in Book 3428, page 224, said Register's Office.

2. The Plan of record in Book 3600, page 7, said Register's Office, shows an owner's certificate, a 30-ft. setback line from Snell Boulevard and a 20-ft. easement for public utility and drainage purposes along the rear line of lot, and a 2.5 X 30-ft. utility anchor easement located on the northeast corner of lot.

Being the same property conveyed to Grantor by deed from Astoria Federal Savings and Loan Association, dated July 24, 1972, of record in Book 4636, page 960, 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 31st day of October, 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 Clyde Yates Jr.

CLYDE YATES, JR.
Assistant Loan Guaranty Officer.

Authorization recorded in Book 4370 of the records of the Register's office of the County in which the above-described property is situated, at page 939.

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me personally appeared Clyde Yates, Jr.,

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

Assistant, 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 31st day of Oct. A. D. 1972.

My commission expires January 30, 1974.

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

Grace T. Abramchik
Notary Public
(Official title)

NOV 15 72 CONV 16,200.00
NOV 15 72 S TAX A* 42.12
NOV 15 72 R FEE A* .50
NOV 15 72 MTGE TAX A* 4.00 * 46.62

*Print, typewrite, or stamp names of Administrator of Veterans' Affairs and Loan Guaranty Officer, also name of witness and officer taking acknowledgment immediately underneath such signatures.
Note.—If the entire consideration is paid in cash or by exchange of property, the word "cash" or "exchange" should be substituted for "note" in the above certificate.

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

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 16,200. Affiant Mary A. Brown

Subscribed and sworn to before me this 15th day of November 19 72

Deputy Register J. Hand

Special Warranty Deed

FROM ADMINISTRATOR OF VETERANS' AFFAIRS

TO JOE D. MARTIN and wife, CECIL S. MARTIN

STATE OF TENNESSEE, DAVIDSON COUNTY

Received for record the 15 day of Nov. 19 72 at 1:49 P.M. and recorded in Note Book

B 8 4 2 3 6

IDENTIF. REFERENCE

NOV 15 1:49 PM '72

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Register's Office

Register's Fee paid, $

Witness my hand at office this day of , 19

, Clerk.

By , D.C.

Clerk's fee

Total

Paid

When recorded shall be returned to