FORD, Robert Lewis

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

BOOK 4702 PAGE 442

71-12 TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	920 Ward Street Nashville, Tennessee 37209
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

Edward Earl Poole, Jr., and wife, Beverly D. Poole,

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:

LAND in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of Dan Leech Subdivision, as of record in Book 1424, page 70, Register's Office for Davidson County, Tennessee, described according to survey of John Kohl, dated February 17, 1970 as follows:

BEGINNING at a point S 14° 45' West 20 feet from the northwesterly corner of Lot No. 8 as shown on said Plan, said corner being on the southerly margin of the original Ward Street; thence eastwardly, approximately parallel to the southerly margin of Ward Street; 70 feet, more or less, to a point; thence southwardly 111 feet, more or less, to a point; thence southwestwardly 68 feet to the southeasterly corner of Lot No. 8; thence westwardly 65 feet to the southwesterly corner of Lot No. 8; thence northwardly 180 feet to the beginning.

This conveyance is made subject to the following:

1. 1973 Metropolitan Nashville-Davidson County taxes.
2. Restrictive covenants of record in Book 1632, page 161, said Register's Office.
3. The Plan of record in Book 1424, page 70, said Register's Office, shows an owner's certificate, a 40 foot minimum building setback line from Ward Street and a 10 foot easement for public utility purposes along the rear line of said lot.

Being the same property conveyed to Grantor by deed from Yonkers Savings Bank, dated December 8, 1972, of record in Book 4678, page 387, 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.

APR30 CONV 12,250.00
APR30 S'TAX A* 31.72
APR30 PR'FEE A* .50
APR30 WDEED A* 4.00 April 36.22

IN WITNESS WHEREOF, Grantor, this 24th day of April, 1973, 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.

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

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 24th day of April A. D. 19 73.

My commission expires February 13, 1977.

* Margaret S. Meadows

Margaret S. Meadows

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 $12,252.00. Affiant Frank L. Chiarkom

Subscribed and sworn to before me this 26th day of April 1973

Deputy Register [illegible]

*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 _____

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

EDWARD EARL POOLE, JR., and wife,

BEVERLY D. POOLE

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the _____ day of _____ A. D. 19__, at _____ o'clock ___ M., and noted in Note Book _____, and recorded in Book of Deeds _____, page _____, Vol. _____

C 4327

IDENTIFICATION

APR 10 48 AM '73

FELIX E. DYER

DAVIDSON COUNTY, TENNESSEE

Fee paid, $ _____

Witness my hand, _____, Register.

State tax ..... $ _____

Clerk's fee ..... $ _____

Total ..... $ _____

Paid _____ day of _____, 19__

_____, Clerk.

When recorded mail to—

45288