BOOK 4706 PAGE 801 WAYMAN, Baby Dorris

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS 139 Donald Street Nashville, Tennessee	71-4 171 Pt
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

Ronald M. Daniels and wife, Anna F. Daniels,

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. 18, Section 2, of Clyde L. Morris' Subdivision, situated in the 12th Civil District of Davidson County, Tennessee, as of record in Book 2133, page 56, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

This conveyance is made subject to the following:

1. 1973 Metropolitan Nashville-Davidson County taxes.
2. Restrictive covenants of record in Book 2156, page 39, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 2133, page 56, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 30-ft. setback line from Donald Street and a 10-ft. easement for public utility purposes along the northerly rear line of said lot.
4. An easement for 20-ft. permanent and 20-ft. temporary easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville, Davidson County, by instrument of record in Book 3990, page 756, RODCT.
5. Easement for flow of creek.
6. Easement for 100-ft. TVA easement across the subject lot running generally east to west from southwest corner to northeast corner.
7. An easement 10-ft. for temporary turn around on Donald Street.

Being the same property conveyed to Grantor by deed from Springfield Institution for Savings, dated January 17, 1973, of record in Book 4679, page 609, 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.

MAY 14	CONV	13,250.00			
MAY 14	S TAX		A*	34.32	
MAY 14	PB FEE		A*	.50	
MAY 14	W DEED		A*	4.00	* 38.82

IN WITNESS WHEREOF, Grantor, this 3rd day of May, 19 73, 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~~ 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 4706 PAGE 802

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 3rd day of May 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

*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 _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 13,250.00

Ronald M. Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1973

MY COMMISSION EXPIRES: 8-18-75 (AFFIX SEAL)

Notary Public

DAVIDSON COUNTY

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
RONALD M. DANIELS and wife,
ANNA F. DANIELS

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

C 0 6 3 5 9

Received for record the 14th day of May, 1973 D.
at 11:22 o'clock AM and noted in Note Book
and recorded in Book 4706 page 802 Deeds.
Fee paid, $
Witness my hand.

IDENTIF. REFERENCE

MAY 14 11 22 AM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

, Register.

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

Paid _____, 19__, Clerk.

When recorded mail to
Watson, Adams & Kutta
201 Broadway
Nashville, Tenn. 37203

402881