BOOK 4709 PAGE 54 Map 107-5 Pcl. 54

DENTON, Jon Larry

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 721 Patricia Drive Nashville, Tennessee 37217
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

William Jerry Purcell and wife, Linda Gayle Purcell,

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:

Lot No. 173 on the Map of Bel-Air Subdivision, Section Two, as of record in Book 2900, page 32, 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 2964, page 1, amended in Book 3096, page 485, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 2900, page 32, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 40-ft setback line from Patricia Drive and 10-ft. easement for public utility purposes along the northerly and westerly lines of said lot.

Being the same property conveyed to Grantor by deed from Federal National Mortgage Association, dated January 2, 1973, of record in Book 4672, Page 95, 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 27th day of April ~~Assistant~~, 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.

Witness:

*By Clyde Yates Jr.

* CLYDE YATES, JR.
Assistant Loan Guaranty Officer.

*

Authorization recorded in ~~Book~~ 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

COUNTY OF DAVIDSON -- BOOK 4709 PAGE 55

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

an 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 27th 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

*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, MAY21 CONV 17950.00
MAY21 S'TAX
MAY21 PR'FEE A* 46.54
MAY21 W'DEED A* .50
A* 4.00 * 51.04

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 $17950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 1973.

Notary Public

MY COMMISSION EXPIRES: 11 August 1975

(AFFIX SEAL)

C07385

IDENTIF. REFERENCE

MAY 21 11 22 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
WILLIAM JERRY PURCELL and wife,
LINDA GAYLE PURCELL

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 _____, 19__
_____, Clerk.

When recorded mail to—

452881