BOOK 4709 PAGE 72 Map 59-10 Parcel 51 P.P. EASLEY, J. B., Jr.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 59-10 Parcel 51 P.P.	PROPERTY ADDRESS 760 Revels Drive Nashville, Tennessee 37207
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

Oscar Manigo, Jr., and wife, Martha Manigo,

whose address is Nashville, Tennessee

C U A 3 8 2 , 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. 38 on the Plan of Royal Garden Estates, Section I, of record in Book 3700, Page 29, Register's Office for Davidson County, Tennessee, and amended in Book 3939, Page 13, 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. Subdivision restrictions dated 9-9-65, recorded 9-9-65 in Book 3933, Page 246, Register's Office of Davidson County, Tennessee.
3. Building lines and easements of record in Plat Book 3700, Page 29, Register's Office of Davidson County as follows:
   a. 75 ft. TVA Transmission line easement across westerly end of the lot.
   b. 30 ft. minimum building setback from Revels Drive.
   c. 15 ft. public utility easement running from a point in the easterly line of the lot about 20 ft. from the rear line of the lot westerly about 88.5 feet and then running southwesterly to Revels Drive.
   d. 10 ft. public utility and drainage easement along rear line of lot and the westerly line of the lot.
   e. 2 1/2 ft. x 30 ft. utility anchor easement at front corner where lots Nos. 38 and 39 adjoin (this was by amendment to recorded plan as of record in Book 3939, Page 13, RODCT).

Being the same property conveyed to Grantor by deed from The Ohio Savings Association, dated January 15, 1973, of record in Book 4680, Page 466, 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 18th day of May, 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 _____

* _____ 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 18th day of May A. D. 19 73.

My commission expires February 13, 1977.

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Margaret S. Meadows

Margaret S. Meadows

Notary Public

(Official title)

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $29,800. Affiant

Subscribed and sworn to before me this 21st day of May, 1973

Deputy Register

*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

MAY21P CONV 29,800.00

MAY21P STAX A* 77.48

MAY21P PRFEE A* .50

MAY21P WDEED A* 4.00 * 81.98

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

OSCAR MANIGO, JR., and wife,

MARTHA MANIGO

STATE OF TENNESSEE, DAVIDSON COUNTY

C 0 7 3 9 5

Received for record this day of A. D. 19 at o'clock M., and recorded in Book of Deeds Vol. page

Register's Office

Noted in Note Book

IDENTIF. REFERENCE

MAY 21 12 40 PM '73

FELIX Z. WILSON II REGISTER

DAVIDSON COUNTY, TENN.

Fee paid, $

Witness my hand, , Register.

State tax $

Clerk's fee $

Total $

Paid , 19

day of , Clerk.

When recorded mail to

45281