BAILEY, Robert L.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 80-8 Par. 24	PROPERTY ADDRESS 1493 Dolan Road Nashville, Tennessee 37218
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

Alex J. Demoss and wife, Barbara J. Demoss,

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. 390 on the Plan of Section I, Bordeaux Gardens, as of record in Book 3300, page 91, 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. Restrictions recorded in Book 3465, page 403, said Register's Office.

3. Recorded plan shows an Owner's Certificate, a 30-foot setback line from Dolan Road, which has been violated, an easement 30 feet wide along the north rear lines of the lot, for utilities and drainage an anchor easement 2.5x30 feet on Dolan Road at the east front corner of the lot.

Being the same property conveyed to Grantor by deed from First and Mid-South Mortgage Company, dated February 7, 1973, of record in Book 4686, Page 356, 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 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. N. 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

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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 31st day of May A. D. 1973.

My commission expires February 13, 1977.

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

* Margaret S. Meadows
Margaret S. Meadows
Notary Public
(Official title)

...ear or affirm that the actual consideration or true value for this ...r, whichever is greater, is $19,450. Affiant Mary C. Sowell
...scribed and sworn to before me this 21st day of June 1973
Deputy Register Lee W. Williams

*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 ____

JUN21'73 CONV 19,450.00
JUN21'73 S'TAX A* 50.44
JUN21'73 PR'FEE A* .50
JUN21'73 W'DEED A* 4.00 * 54.94

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
ALEX J. DEMOSS and wife,
BARBARA J. DEMOSS

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record the 21 day of JUN D. 19 73 at 9 47 A.M. o'clock M., and recorded in Book 1218 Noted in Note Book, and Deeds, page

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Fee paid, $
Witness my hand,
, Register.

State tax ..... $
Clerk's fee ..... $
Total ..... $
Paid day of , 19
, Clerk.
When recorded mail to

432881