GREGORY, James C.
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TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 71-1 125	PROPERTY ADDRESS 2328 Woodridge 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

Wayne E. Sadler, a single person,

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. 25 on the Plan of Trinity Hills Village, Section I, Revised, as of record in Book 4175, page 92, 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. Easement to Tennessee Electric Power Company, of record in Book 787, page 11, said Register's Office.
3. The recorded plan shows an Owner's Certificate, a 30-foot setback line from Woodridge Drive, a 10-foot easement for public utilities and drainage along the rear line of the lot, and an anchor easement 5x30 feet located approximately midway on the east line of the lot.
4. Survey prepared by Hal T. Swann, Jr., bearing date of April 6, 1970, revised March 1, 1972, which shows a slight encroachment of the improvements located on the property onto the existing TVA right of way shown on the said survey.

Being the same property conveyed to Grantor by deed from First Federal Savings and Loan Association of Nashville, dated June 29, 1973, of record in Book 4730, page 849, 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 20th day of August, 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~~ Book 4345 of the _____ records of the Register's office of the County in which the above-described property is situated, at page 61.

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STATE OF TENNESSEE

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 20th day of Aug. A. D. 1973.

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 $16,950.00 — Frank L. Clayton
Subscribed and sworn to before me this 23rd day of August 1973
Deputy Register W. Weeks

*Print, typewrite, or stamp names of Administrator of Veterans' Affairs and Loan Guaranty Officer; also names of witnesses and notary 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 _____

AUG23 CONV 16,950.00
AUG23 S'TAX A* 43.94
AUG23 PR'FEE A* .50
AUG23 W'DEED A* 4.00 * 48.44

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
WAYNE E. SADLER, a single person

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 ____

C 2 0 8 7 5

IDENTIF. REFERENCE

AUG 23 11 08 AM '73

FELIX
DAVIDSON COUNTY, TENN.

Fee paid, $ _____
Witness my hand, _____, Register.

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

Paid _____ day of _____, 19__
_____, Clerk.

When recorded mail to—

452881