BLUNKALL, Robert G.

BOOK 4757 PAGE 526

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 83-10 278 Pt	PROPERTY ADDRESS 1806 Lakehurst Drive Nashville, Tennessee 37206
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

Wendell H. Turner and wife, Carolyn S. Turner,

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 County of Davidson and State of Tennessee, to wit:

A lot or parcel of land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of the 10-1/4 acre tract as shown on the Plat of Richardson Place, as of record in Book 547, page 135, Register's Office for Davidson County, described according to a survey made by Erle Drake, County Surveyor, October 1, 1936, as follows:

BEGINNING on the southerly margin of Lakehurst Drive at a point 130 feet west of the westerly margin of North 20th Street; thence with the southerly margin of said Drive westwardly 100 feet; thence southwardly 223 feet to the northerly line of the Tolmie property; thence with said line eastwardly 100 feet to a point 130 feet, more or less, west of the westerly margin of said North 20th Street; thence northwardly 223 feet to the beginning.

This conveyance is made subject to the following:

1. 1974 Metropolitan Nashville-Davidson County taxes.
2. Easement for water main granted City of Nashville of record in Book 753, page 524, said Register's Office.
3. Easement for storm sewer granted City of Nashville, by instrument of record in Book 3508, page 286, said Register's Office.
4. Restrictions filed prior to February 15, 1950, in Book 675, page 744, said Register's Office.
5. Encroachment of the driveway serving the premises onto the 20 foot permanent easement of record in Book 4337, page 87, as shown on survey by Richard B. Omohundro, Surveyor, dated June 14, 1969.
6. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4337, page 87, said Register's Office, for sanitary sewers and/or *

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.

*storm drainage.

Being the same property conveyed to Grantor by deed from First Federal Savings and Loan Association of Nashville, dated June 12, 1973, of record in Book 4723, Page 889, of the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor, this 17th day of October, 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 ~~XXX~~ 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 17th day of Oct. A. D. 19 73.

My commission expires February 13, 1977.

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

* 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 $ 17,450.00. Affiant Frank L. Cheatham

Subscribed and sworn to before me this 23rd day of Oct 1973

Deputy Register W. W. Lee

*Print, typewrite, or stamp names of Administrator of Veterans' Affairs and Loan Guaranty Officer, also ~~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.

OCT 23 CONV 17,450.00
OCT 23 S'TAX A* 45.24
OCT 23 PR'FEE A* .50
OCT 23 W'DEED A* 4.00
* 49.74

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
WENDELL H. TURNER and wife,
CAROLYN S. TURNER

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

C2 8 7 0 3

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

IDENTIF. REFERENCE

OCT 23 10 41 AM '73

FELIX Z. WILLIAMS 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—

452881