BOWMAN, Billie D.

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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. 80-8 19	PROPERTY ADDRESS 3259 Panorama Drive 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

Ronald E. Boykin and wife, Linda D. Boykin,

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. 395 on the Plan of Bordeaux Gardens, Section One, 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. 1974 Metropolitan Nashville-Davidson County taxes.
2. Restrictive covenants of record in Book 3465, page 403, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 3300, page 91, Register's Office for Davidson County, Tennessee and survey by James L. Murphy, Jr., dated January 25, 1969, show an owner's certificate, a 30-ft. setback line from Panorama Drive, a 10-ft. public utility and drainage easement across the rear of the lot, and a 2.5 X 25-ft. utility anchor easement at the southeast front corner of said lot, and easement for overhang across the front portion of lot.

Being the same property conveyed to Grantor by deed from Fidelity Federal Savings & Loan Association of Nashville, dated October 10, 1973, of record in Book 4756, Pages 551-552, 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 25th day of October, 19 73, 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 Vol. 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 25th day of Oct. A. D. 1973.

My commission expires February 13, 1977.

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

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

*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

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $16,000 Affiant M. A. Brand
Subscribed and sworn to before me this 6th day of November 1973
Deputy Register J. Head

NOV-73	CONV	16,000.00			
NOV-73	S'TAX		A*	41.60	
NOV-73	PR'FEE		A*	.50	
NOV-73	W'DEED		A*	4.00	* 46.10

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
RONALD E. BOYKIN and wife,
LINDA D. BOYKIN

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record the day of A. D. 19 , o'clock M. Noted in Note Book , and recorded in Book of Deeds , page

Fee paid, $
Witness my hand

C 3 0 3 1 2

, Register.

IDENTIFICATION

Nov 6 1 29 PM '73

DAVIDSON COUNTY, TENN.

State tax
Clerk's fee
Total
Paid , 19 , Clerk.

When recorded mail to

452081