WINNETT, Alex, Jr.

BOOK 4764 PAGE 274

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

TENNESSEE

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO.<br>72-16 172 | PROPERTY ADDRESS<br>204 Manchester Avenue<br>Nashville, Tennessee 37206 |
| SEND TAX NOTICES TO: Loan Guaranty Officer<br>Veterans Administration Regional Office<br>801 Broadway, Nashville, Tennessee 37203 | THIS INSTRUMENT PREPARED BY: W. E. Washburn, Attorney<br>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

John C. Rucker and wife, Elizabeth C. Rucker,

whose address is Nashville, Tennessee 37212, 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. 30 on the Map of Beaumont Place, of record in Book 332, page 38, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

This conveyance is made subject to the 1974 Metropolitan Nashville-Davidson County Taxes.

Being the same property conveyed to Grantor by deed from Ninth Federal Savings and Loan Association of New York City, dated May 9, 1973, of record in Book 4717, Page 120, of the Register's Office for Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $9,950.00. Affiant [signature]

Subscribed and sworn to before me this 13th day of November 1973

Deputy Register [signature]

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 6th day of November, 1973, has caused this instrument to be signed in his name and on his behalf by the undersigned Assistant 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 [signature]

* CLYDE YATES, JR.
Assistant Loan Guaranty Officer.

*

Authorization recorded in Book 4370 of the records of the Register's office of the County in which the above-described property is situated, at page 939.

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me personally appeared Clyde Yates, Jr.,

to me known to be the person who executed the foregoing instrument in behalf of Donald E. Johnson

an Assistant, as Administrator of Veterans' Affairs,

who, being by me duly sworn, stated that he is x/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 6th day of Nov. A. D. 19 73.

My commission expires February 13, 1977.

*Margaret S. Meadows

Margaret S. Meadows

Notary Public

(Official title)

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

*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).

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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 Unsatisfactory in this Document When Received.

NOV 13 '73 CONV *9,950.00

NOV 13 '73 S TAX A* 25.74

NOV 13 '73 PR FEE A* .50

NOV 13 '73 W DEED A* 4.00 * 30.24

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

JOHN C. RUCKER and wife,

ELIZABETH C. RUCKER

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 _____

Fee paid, $ _____

Witness my hand

C 3 1 6 9 4

IDENTIF. REFERENCE

NOV 13 4 43 PM '73

FELIX Z. WHITE, REGISTER

DAVIDSON COUNTY, TENN.

_____, Register.

State tax ..... $ _____

Clerk's fee ..... $ _____

Total ..... $ _____

Paid _____ day of _____, 19__

_____, Clerk.

When recorded mail to—

452881