FERGUSON, Ellis E.

BOOK 4779 PAGE 473

VA Form 26-6440a - MAY 1958
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 25-8 Parcel 2	PROPERTY ADDRESS 215 Rosehill Drive Goodlettsville, Tennessee 37072
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

Tom M. Hart and wife, Minnie E. Hart,

whose address is Goodlettsville, 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 Goodlettsville, County of Davidson, and State of Tennessee, to wit:

Being Lot No. 86 on the Plan of Ranchwood Estates, Section 1, as of record in Book 2900, Page 125, 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 Goodlettsville City Taxes and 1974 Metropolitan Nashville-Davidson County Taxes.

2. The plan of record in Book 2900, Page 125, Register's Office for Davidson County, Tennessee, shows a 55 feet minimum building setback line and a 10 feet public utilities easement.

3. Restrictive covenants of record in Book 3000, Page 69, aforesaid Register's Office.

Being the same property conveyed to Grantor by deed from East River Savings Bank, dated October 23, 1973, of record in Book 4768, Page 248, 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 6th day of December, 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 Clyde Yates Jr.

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

COUNTY OF DAVIDSON

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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 Dec. A.D. 19 73.

My commission expires February 13, 1977.

NOTARY PUBLIC — MARGARET S. MEADOWS — DAVIDSON COUNTY, TENN. — OFFICERS MAKING 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 $24,950. Affiant Robert R. Calder

Subscribed and sworn to before me this 9th day of January 1974

Deputy Register

*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 _____

_____

JAN-9 CONV 24,950.00
JAN-9 S'TAX A* 64.74
JAN-9 PR'FEE A* .50
JAN-9 W'DEED A* 4.00 * 69.24

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
TOM M. HART and wife,
MINNIE E. HART

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 37922, page ___, recorded in Book of Deeds, Vol. ___, page ___

IDENTIF. REFERENCE

JAN 9 12 02 PM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Fee paid, $ _____
Witness my hand this _____ day of _____, 19__, Clerk.

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

Paid
When recorded mail

452881