MARTIN, Willborn R.

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

BOOK 4783 PAGE 384 TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 147-6-197	PROPERTY ADDRESS	217 Blackman Road Nashville, Tennessee 37211
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

Clarence N. Baird and wife, Marian L. Baird,

whose address is Nashville, Tennessee C 3 0 8 3 3, 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. 129, on the Plan of Section 1, Caldwell Country Estates, as of record in Book 2663, Pages 68 & 69, 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. Subdivision Restrictions as of record in Book 2882, Page 369.
3. Building Lines and Easements of record in Plat Book 2663, Pages 68 & 69, as follows:

   a. 70' min. bldg. setback from Blackman Road
   b. 10' easement for public utilities along rear line of said lot.
   c. Utility anchor easement at front corner where Lots Nos. 129 & 139 adjoin, 215' x 20' in dimension.

Being the same property conveyed to Grantor by deed from The Lomas & Nettleton Company, dated September 19, 1973, of record in Book 4756, Page 516, 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 16th day of January, 1974, 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 4345 of the records of the Register's office of the County in which the above-described property is situated, at page 61.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4783 PAGE 385

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 16th day of Jan. A.D. 1974.

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

My commission expires February 13, 1977.

*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 $27,950.00. Affiant

Subscribed and sworn to before me this 25th day of January, 1974

Deputy Register W. W. Weems

*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

, 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

JAN25 CONV 27,950.00

JAN25 STAX A* 72.54

JAN25 PRFEE A* .50

JAN25 WDEED A* 4.00 A* 77.04

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Special Warranty Deed

FROM ADMINISTRATOR OF VETERANS' AFFAIRS

TO CLARENCE N. BAIRD and wife, MARIAN L. BAIRD

STATE OF TENNESSEE, DAVIDSON COUNTY

Register's Office

Received for record the day of A. D. 19 at M. and noted in Note Book , page , and recorded in Book of Deeds , page , Vol.

C 3 9 8 3 3

IDENTIF. REFERENCE

JAN 25 12 27 PM '74

FELIX ZOLLICOFFER, REGISTER
DAVIDSON COUNTY, TENN.

Fee paid, $ Witness my hand, , Register.

State tax $

Clerk's fee $

Total $

Paid , 19 , Clerk.

When recorded mail to

452881