CUTHRIE, Robert V.

BOOK 4791 PAGE 34

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 92-13 Par. 322	PROPERTY ADDRESS 237 37th Avenue, North Nashville, Tennessee 37209
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

David Wells and wife, Gertrude C. Wells,

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:

LAND in Davidson County, Tennessee, being part of the West End Park Company's 240 acre tract of land in West Nashville, being described as follows according to a survey by John Kohl, dated March 18, 1967, and partly by survey dated December 4, 1972.

BEGINNING at a point in the westerly margin of 37th Avenue, North formerly Pilcher Avenue, being the same point where the North line of the above mentioned 240 acre tract intersects said margin of said Avenue and also being the southeast corner of E. F. P'Pool's property; thence with the North line of the 240 acre tract above mentioned and the south line of P'Pool, North 88° West 297 feet to a point in the northwest corner of said property, said point being in the easterly margin of an alley; thence with said margin of said alley, South 3° West 50 feet to a point; thence South 89° more or less East 297.0 feet more or less to a point in the west margin of 37th Avenue, North; thence with the west margin of said Avenue, northwardly 50 feet to the point of beginning.

This conveyance is made subject to the following:

1. 1974 Metropolitan Nashville-Davidson County Taxes.
2. The effect of municipal zoning ordinances and governmental regulations.

*

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.

*Being the same property conveyed to Grantor by deed from The Boston Five Cents Savings Bank, dated December 21, 1973, of record in Book 4782, page 934, of the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor, this 13th day of February, 19 74, 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.

*By

CHAS. M. JOHNSON

Loan Guaranty Officer.

Witness:

*

*

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.

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 13th day of Feb. A. D. 19 74.

NOTARY PUBLIC DAVIDSON COUNTY, TENN. OFFICERS HAVING NO SEAL MUST AFFIX EXPRESS SEAL

My commission expires February 13, 1977.

* 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 $11,950.00 Affiant Frank L. Crumpton

Subscribed and sworn to before me this 25th day of February 19 74

Deputy Register

FEB25 CONS 11,950.00

FEB25 STAX A* 30.94

FEB25 PWFEE A* .50

FEB25 WDEED A* 4.00 * 35.44

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

DAVID WELLS and wife,

GERTRUDE C. WELLS

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the day of 19

at o'clock M. Note Book

page , and recorded in Book Deeds

Vol. , page

Fee paid, $

Witness my hand, , Register.

C 43258

IDENTIF. REFERENCE

FEB 25 1 07 PM '74

FELIX Z. WILSON, REGISTER

DAVIDSON COUNTY, TENN.

State tax $

Clerk's fee $

Total $

Paid , 19

day of , Clerk.

When recorded mail to

45881