BOOK 4801 PAGE 325 HILL, William

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 118-5 42	PROPERTY ADDRESS 1005 Clayton Avenue 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

Bessie L. Seward

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 the easterly 60 feet of Lot No. 15 on the Map of the Subdivision of the south part of Dr. L. G. Noel's Property, as of record in Book 547, page 105, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 15 fronts 60 feet on the southerly side of Clayton Avenue and runs back between parallel lines 140 feet to a dead line.

This conveyance is made subject to the following:

1. 1974 Metropolitan Nashville-Davidson County Taxes.
2. Four foot easement for Belmont Hillsboro Sanitary Trunk sewer conveyed to City of Nashville, as of record in Book 716, page 760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from The Franklin Savings Bank of New York, dated January 23, 1974, of record in Book 4787, page 164, of the Register's Office for Davidson County, Tennessee.

*for her sole and separate use and benefit, free from all rights, obligations, custody, control and marital rights, including curtesy, both initiate and consummate, of her present or any future husband, with full power in her at all times to sell, encumber, devise, deal with and/or dispose of said real estate, or any part thereof, as if a feme sole

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 29th day of March, 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 ~~XXXX~~ Book 4345 of the ~~XXXX~~ 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 29th day of March A. D. 19 74.

My commission expires February 13, 1977.

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

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

*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 $ 17,350.00 Affiant

Subscribed and sworn to before me this 1st day of April 1974

Deputy Register

APR-1	CONV	17,350.00			
APR-1	STAX		A*	44.98	
APR-1	PRFEE		A*	.50	
APR-1	WDEED		A*	4.00	* 49.48

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
BESSIE L. SEWARD

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record the day of A. D. 19 at o'clock M. and recorded in Book of Deeds page Vol. Page

Fee paid, $
Witness my hand,

, Register.

State tax $
Clerk's fee $
Total $

Paid day of , 19 , Clerk.

When recorded mail to—

C 4 7 8 8 1

IDENTIFICATION REFERENCE

APR 1 12 7 PM '74

DAVIDSON COUNTY, TENN.

452061