BOZZELLI, Peter R.

BOOK 4822 PAGE 852

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 61-10 92	PROPERTY ADDRESS 4114 Edwards Avenue Nashville, Tennessee 37216
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

Larry A. Stacey and wife, Nancy R. Stacey,

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 County of Davidson and State of Tennessee, to wit:

Being Lot No. 5 on the resubdivision of Maplewood Heights, of record in Book 2854, Page 13, Register's Office of 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. All questions of boundary lines and location of improvements and area contained in the property and rights of parties in possession dependent upon a correct survey for determination.
3. Restrictive covenants of record in Book 2862, page 396, said Register's Office.
4. The Plan of record in Book 2854, page 13, said Register's Office, shows a 30 foot minimum building setback line from Edwards Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.
5. A 20 foot permanent and 10 foot temporary construction easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, of record in Book 4402, page 891, said Register's Office.

Being the same property conveyed to Grantor by deed from Home Federal Savings and Loan Association of Nashville, dated November 14, 1973, of record in Book 4785, Page 813, 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 24th day of May, 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 ~~xxx~~ Book 4345 of

the ~~xxxxxxxxxx~~ 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 24th day of May A. D. 19 74.

My commission expires February 13, 1977.

* Margaret S. Meadows

Margaret S. Meadows
Notary Public
(Official title)

MARGARET S. MEADOWS 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).

JUN-7 CONV 20,950.00
JUN-7 S'TAX A* 54.34
STATE OF TENNESSEE, JUN-7 PR'FEE COUNTY. A* .50
JUN-7 W'DEED A* 4.00 * 58.84

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 20,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 19 74

MY COMMISSION EXPIRES: 8/18/77 (AFFIX SEAL) Notary Public

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

LARRY A. STACEY and wife,

NANCY R. STACEY

STATE OF TENNESSEE

DAVIDSON COUNTY

C 57751

Received for Register's Office

Jun 7 9 43 AM '74

IDENTIFICATION REFERENCE

FEE PAID

DAVIDSON COUNTY, TENN.

at o'clock A. D. 19, Noted in Note Book

page , and recorded in Book Deeds

Vol. , page

Fee paid, $

Witness my hand,

, Register.

State tax $

Clerk's fee $

Total $

Paid day of , 19

, Clerk.

When recorded mail to

45291