BOOK 4824 PAGE 289

DARKS, James L.
$ 17,250
TENNESSEE

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

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 50-4 22	PROPERTY ADDRESS	1117 New Due West Avenue Madison, Tennessee 37115
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

James T. Gribbins and wife, Belauh Gribbins,

whose address is Madison, 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. 60 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 59 and 60; thence with the line between said lots, southerly 288.12 feet; thence easterly 101.05 feet to the corner of Lots Nos. 60 and 61; thence with the line between said lots, northerly 273.55 feet to the south margin of Due West Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

This conveyance is made subject to the following:

1. 1974 Metropolitan Nashville-Davidson County Taxes.

2. Joint driveway agreement as of record in Book 4447, page 230, Register's Office for Davidson County, Tennessee.

3. Liens of restrictive covenants, easements and setback lines affecting said property.

*

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 First Federal Savings and Loan Association of Nashville, dated April 10, 1974, of record in Book 4811, Page 738, of the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor, this 6th day of June, 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.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,250.00

Subscribed to and sworn to before me, this the 12th day of June, 1974.

Witness: [illegible]

Notary Public

MY COMMISSION EXPIRES: Dec 12, 1975

(AFFIX SEAL)

*

* DONALD E. JOHNSON

As Administrator of Veterans' Affairs.

*By [signature]

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.

STATE OF TENNESSEE

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 6th day of June A. D. 19 74.

My commission expires February 13, 1977.

MARGARET S. MEADOWS NOTARY PUBLIC DAVIDSON COUNTY, TENN. (OSP-JOBS MAILING SEAL MUST IMPRESS SEAL)

*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 _____

JUN 12 74 CONV 17,250.00
JUN 12 74 S'TAX A* 44.72
JUN 12 74 PR'FEE A* .50
JUN 12 74 W'DEED A* 4.00 * 49.22

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
JAMES T. GRIBBINS and wife,
BELAUH GRIBBINS

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 _____ page _____, and recorded in Book of Deeds _____ Vol. _____, page _____

C 5 8 4 1 1

IDENTIFICATION REFERENCE

JUN 12 1 39 PM '74

FEE paid, $ _____
Witness my hand,
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.
Register.

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

Paid _____ day of _____, 19__
_____, Clerk.

When recorded mail to—

432881