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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map No. 70-1, Parcel 25	PROPERTY ADDRESS 3224 West Hamilton Nashville, Tennessee 37218
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

Melvin Brown and wife, Olivia T. Brown,

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 Lot No. 48 on the Plan of Treppard Heights, Section 2, as of record in Book 2330, page 167, 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. Restrictive covenants of record in Book 2752, page 213, and Book 2797, page 183, said Register's Office.

3. The Plan of record in Book 2330, page 167, said Register's Office, shows a 30 foot minimum building setback line from West Hamilton Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.

Being the same property conveyed to Grantor by deed from National Mortgage Company, dated January 17, 1974, of record in Book 4791, page 273, 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 17th 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.

* DONALD E. JOHNSON

As Administrator of Veterans' Affairs.

Witness:

*By CHAS. M. JOHNSON

Loan Guaranty Officer.

*

*

Authorization recorded in ~~xxx~~ 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

BOOK 1827 PAGE 556

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 17th day of June A. D. 1974.

My commission expires February 13, 1977.

* Margaret S. Meadows

Margaret S. Meadows
Notary Public
(Official title)

MARGARET S. MEADOWS NOTARY PUBLIC OFFICIAL SEAL (MUST IMPRESS SEAL) 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 $20,450. Affiant Mary B. Brown

Subscribed and sworn to before me this 21st day of June 1974

Deputy Register J. Hood

JUN21'74	CONV	20,450.00			
JUN21'74	S'TAX		A*	53.04	
JUN21'74	PR'FEE		A*	.50	
JUN21'74	W'DEED		A*	4.00	* 57.54

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
MELVIN BROWN and wife,
OLIVIA T. BROWN

STATE OF TENNESSEE
DAVIDSON COUNTY

C 5 9 9 2 7

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 ____

IDENTIFICATION

JUN 21 2 52 PM '74

FELIX Z. ZANDER REGISTER
DAVIDSON COUNTY, TENN.

Fee paid, $ ____
Witness my hand, ____, Register.

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

Paid ____ day of ____, 19__
____, *Clerk.*

When recorded mail to—

452881