LADD, Thomas A.

BOOK 4834 PAGE 787

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map-80-8 Parcel-142	PROPERTY ADDRESS 3245 LaGrange Drive 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

Billy W. Blair and wife, Diane E. Blair,

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. 227 on the Plan of Section Three Bordeaux Hills, of record in Book 3600, page 34, 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 3674, page 335, and Book 3676, page 294, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 3600, page 34, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 30-ft. setback line from LaGrange Drive, a 20-ft. and 10-ft. easements for public utility and drainage purposes along the most westerly segment of the rear lines of lot, and the remainder thereof, respectively, and a 2.5 X 30-ft. utility anchor easement located on the northerly front corner of lot.
4. Encroachment on the 2.5 X 30-ft. utility anchor easement on the northerly front corner of lot, and on the public utility and drainage easement on the rear of lot, is disclosed in the print of survey prepared by John Kohl, Surveyor, dated December 8, 1972.

Being the same property conveyed to Grantor by deed from Federal National Mortgage Association, dated December 21, 1973, of record in Book 4782, page 114, 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 10th day of ~~Assistant~~ July, 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 Clyde Yates Jr.

*

CLYDE YATES, JR.
Assistant Loan Guaranty Officer.

*

Authorization recorded in ~~Index~~ Book 4370 of the -- records of the Register's office of the County in which the above-described property is situated, at page 939.

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me personally appeared Clyde Yates, Jr.,

to me known to be the person who executed the foregoing instrument in behalf of Donald E. Johnson

an Assistant, as Administrator of Veterans' Affairs,

who, being by me duly sworn, stated that he is ~~X~~/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 10th day of July A. D. 1974.

My commission expires February 13, 1977.

NOTARY PUBLIC — MARGARET S. MEADOWS — DAVIDSON COUNTY, TENN.

DO NOT USE NOTARIAL SEAL — MUST IMPRESS SEAL

* Margaret S. Meadows

Margaret S. Meadows
Notary Public
(Official title)

JUL 16 CONV 20,950.00

JUL 16 TAX A* 64.74

JUL 16 RECFEE A* .50

JUL 16 W'DEED A* 4.00 * 69.24

*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 $24950.00. Affiant D. E. Colson

Subscribed and sworn to before me this 16th day of July 1974

Deputy Register J. Head

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
BILLY W. BLAIR and wife,
DIANE E. BLAIR

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 6 3 1 9 4

Mail see CAV

IDENTIFICATION REFERENCE

JUL 16 1 33 PM '74

FELIX Z. WISDOM 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