CRAIG, Floyd L., Jr.

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

BOOK 4867 PAGE 818

TENNESSEE

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. 59-5 130 MP | PROPERTY ADDRESS 3068 Buenaview Blvd. Nashville, Tennessee 37218 |
| SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Ave., South, Nashville, Tenn. 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

Theodore Ronald Martin and wife, Peggy Jean Martin,

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. 135 on the Plan of Buena Vista Estates, Section 4, of record in Book 4300, page 81, 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. 1975 Metropolitan Nashville-Davidson County Taxes.

2. Restrictions recorded in Book 4484, page 533, said Register's Office.

3. Recorded plan shows an Owner's Certificate, a 30-foot setback line from Buenaview Boulevard, a 10-foot easement for public utilities and drainage along the rear line of the lot and an anchor easement 2.5x30 feet, located at the southwest corner of the lot.

Being the same property conveyed to Grantor by deed from First Federal Savings and Loan Association of Nashville, dated July 26, 1974, of record in Book 4847, Page 706, 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 30th day of October, 1974, has caused this instrument to be signed in his name and on his behalf by the undersigned Assistant 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.

* RICHARD L. ROUDEBUSH

As Administrator of Veterans' Affairs.

Witness:

*By Clyde Yates Jr.

* CLYDE YATES, JR.

Assistant Loan Guaranty Officer.

*

Authorization recorded in ~~Book~~ Book 4862 of the — records of the Register's office of the County in which the above-described property is situated, at pages 24-25.

STATE OF TENNESSEE

BOOK 4867 PAGE 819

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 Richard L. Roudebush

an Assistant, as Administrator of Veterans' Affairs, who, being by me duly sworn, stated that he is an/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 30th day of Oct. A. D. 1974.

My commission expires February 13, 1977.

MARGARET S. MEADOWS NOTARY PUBLIC DAVIDSON COUNTY, TENN.
OFFICER'S NOTARY SEAL MUST IMPRESS SEAL

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

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 24,450. Affiant [signature]

Subscribed and sworn to before me this 13th day of Nov. 1974

Deputy Register [signature]

*Print, typewrite, or stamp names of Administrator of Veterans' Affairs and Loan Guaranty Officer, also name of witness and officer taking acknowledgment immediately underneath such signatures.

Note.—If the entire consideration is paid, delete language from (1) to (1a).

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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 _____

_____

| | | | | | |
|---|---|---|---|---|---|
| NOV 13 77 | CONV | 24,450.00 | | | |
| NOV 13 77 | S'TAX | | A* | 63.44 | |
| NOV 13 77 | PR'FEE | | A* | .50 | |
| NOV 13 77 | W'DEED | | A* | 4.00 | * 67.94 |

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

THEODORE RONALD MARTIN and wife,

PEGGY JEAN MARTIN

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the _____ day of C 7 7 9 9 8, A. D. 19__, at _____ o'clock ___ M. Noted in Note Book _____, and recorded in Book of Deeds _____, page _____, Vol. _____, page _____

IDENTIFICATION REFERENCE

Nov 13 1 05 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

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

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

When recorded mail to—

452881