OWENS, Oliver Lee

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 8DA 08509 Map 81-3 Par. 346.	PROPERTY ADDRESS 1201 Kellow Street Nashville, Tennessee 37208
SEND TAX NOTICE 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

Wayne J. Taylor and wife, Emma M. Taylor,

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. 1 on the Plan of Kellow Gardens, Section I, as of record in Book 3500, page 110, 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 filed for record August 19, 1964, in Book 3803, page 472, Register's Office, Davidson County, Tennessee.

3. The recorded plan shows an Owner's Certificate, a 30 foot setback line from Kellow Street, a 10 foot easement for public utilities along the rear and an anchor easement 2-1/2x25 feet at the northeast corner.

Being the same property conveyed to Grantor by deed from Erie County Savings Bank, dated September 12, 1974, of record in Book 4862, Page 932, of the Register's Office for Davidson County, Tennessee.

JAN13'75	CONV	16,950.00			
JAN13'75	S'TAX		A*	43.94	
JAN13'75	PR'FEE		A*	.50	
JAN13'75	W'DEED		A*	4.00	* 48.44

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 6th day of January, 1975, 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.

* RICHARD L. ROUDEBUSH

As Administrator of Veterans' Affairs.

*By _____

CHAS. M. JOHNSON

Loan Guaranty Officer.

Witness:

C842*05 FEE REFERENCE JAN 13 3 18 PM '75 REGISTER

Authorization recorded in Book 4875 of the records of the Register's office of the County in which the above-described property is situated, at page 547-548.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me personally appeared Chas. M. Johnson,

to me known to be the person who executed the foregoing instrument in behalf of Richard L. Roudebush

, 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 Jan. A. D. 1975.

My commission expires February 13, 1977.

MARGARET S. MEADOWS NOTARY PUBLIC DAVIDSON COUNTY, TENN. (OFFICERS HAVING SEAL MUST IMPRESS SAME)

* 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 $16,950.00 exec., affiant Frank McClanahan

Subscribed and sworn to before me this 13th day of June 1975

Deputy Register (O.C.) Meadows

*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 _____

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

[illegible] TAYLOR and wife,

[illegible] TAYLOR

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 _____, page _____

Fee paid, $ _____
Witness my hand,

_____, Register.

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

Paid _____ day of _____, 19__

_____, Clerk.

When recorded mail to—

45288 1