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

BOOK 4889 PAGE 19

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 72-7 Parcel 310	PROPERTY ADDRESS 1703 Evelyn Avenue Nashville, Tennessee 37216
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

James Dale Sensing and wife, Mattie A. Sensing,

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 County of Davidson and State of Tennessee, to wit:

Being Lot No. 52 on the Map showing the Subdivision of the Waters Place on Maxie Lane, as of record in Book 332, pages 136 and 137, 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. Easement for roadway purposes across front 5 feet of property for widening of Evelyn Avenue by instrument for record in Book 3456, page 627, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Federal National Mortgage Association, dated August 13, 1974, of record in Book 4846, Page 136, 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 5th day of February, 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.

Witness:

*By CHAS. M. JOHNSON

Loan Guaranty Officer.

*

*

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

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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 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 5th day of Feb. A. D. 19 75.

My commission expires February 13, 1977.

MARGARET S. MEADOWS NOTARY PUBLIC DAVIDSON COUNTY, TENN. OFFICERS HAVING 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 $12,950.00 Affiant [signature]

Subscribed and sworn to before me this 12th day of Feb 1975

Deputy Register [signature]

*Print, typewrite, or stamp names of Administrator of Veterans' Affairs and Loan Guaranty Officer, and 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

FEB 12 75	CONV	12,950.00				
FEB 12 75	S'TAX		A*	33.54		
FEB 12 75	PR'FEE		A*	.50		
FEB 12 75	W'DEED		A*	4.00	*	38.04

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

JAMES DALE SENSING and wife,

MATTIE A. SENSING

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the day of A. D. 19 at o'clock M. and recorded in Book of Deeds, page

C 8 7 3 9 4

IDENTIFICATION REFERENCE

FEB 12 12 19 PM '75

FELIX Z. ... 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—

49281