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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 161-2 Parcel 67	PROPERTY ADDRESS 470 Westcrest Drive Nashville, Tennessee
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

Thomas W. Manning, Sr., and wife, Erma M. Manning,

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. 15 on the plan of McMurray Hills as of record in Book 3700, Page 5, 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 of record in Book 3882, Page 846, said Register's Office.

3. The plan of record in Book 3700, Page 5, said Register's Office, which shows a 30 foot minimum building setback line from Westcrest Drive and a 20 foot easement for public utility purposes along the rear line of said lot and a 5 foot easement along the westerly line of said lot. The survey of John Kohl, dated March 4, 1974, shows that there is a drainage easement varying from 22 feet, more or less, to 25 feet, more or less, along the rear line and that adjacent thereto is a 20 foot public utility easement.

Being the same property conveyed to Grantor by deed from First & Mid-South Mortgage Company, dated January 10, 1975, of record in Book 4884, Page 685, 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 23rd day of April, 1975, 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 George S. Foster

* GEORGE S. FOSTER
Assistant Loan Guaranty Officer.

*

Authorization recorded in Book 4903 of the — records of the Register's office of the County in which the above-described property is situated, at page 678.

STATE OF TENNESSEE

BOOK 4969 PAGE 55

COUNTY OF DAVIDSON

Before me personally appeared George S. Foster,

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 ~~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 23rd day of April A. D. 1975.

My commission expires February 13, 1977.

MARGARET S. MEADOWS NOTARY PUBLIC DAVIDSON COUNTY, TENN. OFFICERS HAVING SEAL MUST AFFIX SEAL

* Margaret S. Meadows

Margaret S. Meadows
Notary Public
(Official title)

*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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,950

Thomas W. Manning Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 1975

MY COMMISSION EXPIRES: 8-10-75 (AFFIX SEAL)

Notary Public

MAY-2 75 CONV 29,950.00

MAY-2 75 S'TAX A* 77.74

MAY-2 75 PR'FEE A* .50

MAY-2 75 W'DEED A* 4.00 * 82.24

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
THOMAS W. MANNING, SR., and wife,
ERMA M. MANNING

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record this 2 day of May A.D. 1975 at 9:17 A.M. and recorded in Note Book ___, page ___, and recorded in Book of Deeds ___, Vol. ___, page ___

IDENTIFICATION REFERENCE

C 9658 1

MAY 2 9 17 AM '75

FELIX ZOLLICOFFER, JR. 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—

Madden Ervin

452881