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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. Map 83-4 Par. 1	PROPERTY ADDRESS	1525 Tammany Drive Nashville, Tennessee 37206
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

Howard L. Patterson and wife, Rubye J. Patterson,

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. 4 on the Plan of Peerman Heights, Section II, of record in Book 2083, 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. Restrictive covenants of record in Book 2435, Page 391, Register's Office for Davidson County, Tennessee.

3. The plan of record in Book 2083, Page 110, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 50-ft. setback line from McKennel Avenue, a 40-ft. setback line from Tammany Drive which has been violated and a 10-ft. easement for public utility purposes along the northerly line (rear) of lot.

Being the same property conveyed to Grantor by deed from United Mutual Savings Bank, dated March 18, 1975, of record in Book 4905, Page 217, 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 6th day of May, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 33,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF May 1975
Deputy Register

Witness:

* _____

* _____

* RICHARD L. ROUDEBUSH

As Administrator of Veterans' Affairs.

*By _____

CHAS. M. JOHNSON

Loan Guaranty Officer.

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4910 PAGE 370

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 May A. D. 19 75.

My commission expires February 13, 1977.

MARGARET S. MEADOWS NOTARY PUBLIC DAVIDSON COUNTY, TENN. [SEAL IMPRESS SEAL MUST IMPRESS 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 _____

MAY-7 75	CONV	33,950.00			
MAY-7 75 S'TAX			A*	88.14	
MAY-7 75 PR'FEE			A*	.50	
MAY-7 75	W'DEED		A*	4.00	* 92.64

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
HOWARD L. PATTERSON and wife,
RUBYE J. PATTERSON

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

C 97218

CERTIFICATE OF REFERENCE

Received for record the 7 day of MAY A. D. 19 75 at 10 29 o'clock AM and recorded in Book of Deeds Noted in Note Book page , and recorded in Book of Deeds Vol. , page

DAVIDSON COUNTY REGISTER TENN.

Fee paid. $ Witness my hand , Register.

State tax $
Clerk's fee $
Total $

Paid , 19 , Clerk.

When recorded mail to—

452881