BARNHILL, William D.

BOOK 4931 PAGE 565

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

TENNESSEE

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. 60-1 197 PW | PROPERTY ADDRESS 3177 Ewingdale, Nashville, Tennessee 37207 |
| 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

Herschel G. Robertson and wife, Catherine B. Robertson,

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. 146 on the Plan of Golden Valley, Section 1, as of record in Book 4175, page 142, 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 and lien of record in Book 4447, page 108, as amended in Book 4447, page 594, said Register's Office.
3. The Plan of record in Book 4175, page 142, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Ewingdale Drive, which has been violated, an easement for public utility and drainage purposes along the rear lot line, being 31 feet in width at the southwesterly line and widening to 34 feet at the northeasterly line, a 5-foot public utility and drainage easement along both side lot lines, and minimum first floor elevation of 2 feet above finished grade of the street on which the lot fronts.
4. The survey of the premises made by John B. Kohl, III, Surveyor, dated October 2, 1973, shows the fence on Lot No. 145 encroaches upon Lot No. 146.

Being the same property conveyed to Grantor by deed from National Mortgage Company, dated November 28, 1974, of record in Book 4886, Page 167, 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 7th day of July, 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.

D0686 25

Witness

JUL 14 11 35 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

* RICHARD L. ROUDEBUSH

As Administrator of Veterans' Affairs.

*By

CHAS. M. JOHNSON

Loan Guaranty Officer.

Authorization recorded in ~~XXX~~ Book 4875 of

the records of the Register's office of the County in which the above described property is situated, at page 527-528 .

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 7th day of July A. D. 1975.

My commission expires February 13, 1977.

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

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

*Print, typewrite, or stamp names of Administrator of Veterans' Affairs and Loan Guaranty Officer; 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 OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,950.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 1975
Deputy Register

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

JUL 14 75 CONV 18,950.00
JUL 14 75 S'TAX A* 49.14
JUL 14 75 PR'FEE A* .50
JUL 14 75 W'DEED A* 4.00 * 53.64

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
HERSCELL G. ROBERTSON and wife,
CATHERINE B. ROBERTSON

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 ,
Vol. , page

Fee paid. $
Witness my hand.
, Register.

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

Paid , 19
, Clerk.

When recorded mail to—

452881