DOTSON, Bobby L.
BOOK 1942 PAGE 870

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 59-5 69	PROPERTY ADDRESS 4120 Ames Nashville, Tennessee 37218
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

Nathaniel H. Hill and wife, Cheryl O. Hill,

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. 59 on the plan of Buena Vista Estates, Section Three, of record in Book 4175, page 139, 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 4435, page 92, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 4175, page 139, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 30-ft. setback line from Ames Drive, 10-ft. easement for public utility and drainage purposes along the rear and northwesterly lines of lot, and a 2.5 X 30-ft. utility anchor easement located on the southeasterly front corner of lot.

Being the same property conveyed to Grantor by deed from First Federal Savings and Loan Association of Nashville, dated January 23, 1975, of record in Book 4893, Page 759, 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 19th day of August, 19 75, 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 ~~Xxxx~~ 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

BOOK 4944 PAGE 871

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 19th day of Aug. A. D. 1975.

My commission expires February 13, 1977.

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

OFFICERS HAVING SEAL MUST IMPRESS SEAL
NOTARY PUBLIC

*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 TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 27,450.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 25th DAY OF August 1975
Deputy Register

AUG25'75	CONV	27,450.00			
AUG25'75	S'TAX		A*	71.24	
AUG25'75	PR'FEE		A*	.50	
AUG25'75	W'DEED		A*	4.00	* 75.74

D 12654

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
NATHANIEL H. HILL and wife,
CHERYL O. HILL

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 ___

AUG 4 1 23 PM '75

Fee paid, $ ___
Witness my hand, ___, Register.

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

Paid ___ day of ___, 19__
___, Clerk.

When recorded mail to—