ROBERTS, John R.

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

BOOK 4978 PAGE 628

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 59-11 61 PW	PROPERTY ADDRESS 3844 Augusta Drive 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

Willie Jones, Jr. and wife, Lois O. Jones,

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:

Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, Page 11, 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. 1976 Metropolitan Nashville-Davidson County Taxes.

2. Restrictive Covenants of record in Book 4228, Page 685, and Book 4243, Page 869, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 4175, Page 11, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Augusta Drive and a 40 foot more or less easement for public utility and drainage purposes along the rear line of said lot and a 5 foot drainage easement along the easterly line of lot, and a 2.5 X 30 foot utility anchor easement located on the northwest and northeast front corners of said lot, and said Lot is to have a finished floor elevation not less than 446.5 feet.

Being the same property conveyed to Grantor by deed from The Prudential Insurance Company of America, dated August 21, 1975, of record in Book 4954, Page 890, 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 4th day of December, 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 pages 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 4th day of Dec. A. D. 1975.

My commission expires February 13, 1977.

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

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

*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,_____ C

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 25,950.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11th DAY OF Dec 1975
Deputy Register

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_____

DEC 11 75 CONV 25,950.00
DEC 11 75 S'TAX B* 67.34
DEC 11 75 PR'FEE B* .50
DEC 11 75 W'DEED B* 4.00 * 71.84

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
WILLIE JONES, JR. and wife,
LOIS O. JONES

STATE OF TENNESSEE
DAVIDSON COUNTY
Register's Office

Received for record the_____day of
_____A. D. 19__,
at_____o'clock, Noted in Note Book_____,
page_____, and recorded in Book of Deeds_____,
Vol._____, page_____
Fee paid, $_____
Witness my hand, Register.

D 27856

IDENTIFICATION REFERENCE

DEC 11 12 32 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

State tax ..... $_____
Clerk's fee ..... $_____
Total ..... $_____
Paid $_____ day of _____, 19__, _____, Clerk.
When recorded mail to—

452881