WILSON, Ray

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

BOOK 5009 PAGE 352

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 133-12 Parcel 58	PROPERTY ADDRESS 407 Tampa Drive Nashville, Tennessee 37211
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Avenue, 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

Robert Gene Rippy and wife, Sandra Rippy,

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. 73 on the Plan of Windsor Park Subdivision, of record in Book 3600, Page 64, Register's Office for said County, 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 3792, Page 445; Book 3816, Page 784; and Book 3251, Page 18, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 3600, Page 64, said Register's Office, shows a 30 foot minimum building setback line from Tampa Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

Being the same property conveyed to Grantor by deed from The Western and Southern Life Insurance Company, dated September 29, 1975, recorded in Book 4971, Page 854, 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 22nd day of March, 1976, 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 ~~Xxk~~ 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 22nd day of Mar. A. D. 1976.

My commission expires December 5, 1979.

* Linda S. Lane

LINDA S. LANE

Notary Public

(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

LINDA S. LANE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*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 of Acknowledgment was filed in said office, in Book No. , Page ; that they were received 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
$ 29950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 1976.

Deputy Register

MAR 26 76	CONV	29,950.00			
MAR 26 76	S'TAX		B*	77.74	
MAR 26 76	PR'FEE		B*	.50	
MAR 26 76	W'DEED		B*	4.00	* 82.24

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

ROBERT GENE RIPPY and wife,

SANDRA RIPPY,

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the day of A. D. 19

D 4 1 9 4 9

IDENTIF REFERENCE

at o'clock, Noted in Note Book,

page , and recorded in Book of Deeds,

Vol. , page

MAR. 26 2 20 PM '76

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—

452881