BOOK 5021 PAGE 576 GREENE, Robert L.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 81-14, Parcel 89	PROPERTY ADDRESS 1517 - 24th Avenue, North Nashville, Tennessee 37203
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

James A. Gatewood and wife, Ann R. Gatewood,

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 County of Davidson, and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Revised Plat of Fisk Park, as of record in Book 2331, Page 114, 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 Covenant contained in instrument of record in Book 2499, Page 171, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 2331, Page 114, said Register's Office, shows a 30 foot minimum building setback line from 24th Avenue North and a 10 foot easement for public utility purposes along the rear and southerly lines of said lot.

4. The survey of premises made by Hal R. Swann, Surveyor, dated August 16, 1969, show the driveway encroaching within the public utility easement on the southerly line of the lot.

Being the same property conveyed to Grantor by deed from Federal National Mortgage Association, dated November 4, 1975, recorded in Book 4982, Page 895, in 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 27th day of April, 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 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 27th day of April A. D. 1976.

My commission expires December 5, 1979.

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Linda S. Lane
LINDA S. LANE
Notary Public
(Official title)

MAY-4 76 CONV *9,950.00
MAY-4 76 S'TAX B* 25.74
MAY-4 76 FR'FEE B* .50
MAY-4 76 W'DEED B* 4.00 * 30.24

*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 VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,950.00

James A. Gatewood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 1976

MY COMMISSION EXPIRES: 3/6/79 (AFFIX SEAL)

Notary Public

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
JAMES A. GATEWOOD and wife,
ANN R. GATEWOOD,

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 __, page __, Vol. __, page __

D 4 7 5 2 4

IDENTIF. REFERENCE

MAY 4 2 29 PM '76

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

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

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

When recorded mail to—

452881