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

BOOK 5042 PAGE 244

DILLARD, Jess **TENNESSEE**

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map No. 148-8, Parcel No. 140	PROPERTY ADDRESS 4584 Xavier Drive Antioch, Tennessee 37013
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 R. Nicholson and wife, Betty A. Nicholson,

whose address is Antioch, 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 Antioch, County of Davidson, and State of Tennessee, to wit:

Lot 134 on the Plan of Oakwood Terrace, Section II, as of record in Book 4460, Pages 118 and 119, 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. A 10 foot utility and drainage easement is located inside the east property line as shown on survey by Robert Lee Spears dated June 7, 1974.

3. A 2.5' X 25' anchor easement is located as shown on aforementioned survey.

4. Easements of record in Book 3954, Page 655 in the Register's Office of Davidson County, Tennessee.

5. Restrictive covenants and zoning ordinances: Book 4650, Page 995; Book 4689, Page 376 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from National Mortgage Company, dated February 5, 1976, recorded in Book 5018, Page 59, 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 14th day of June, 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~~ Book 4875 of the ~~—~~ records of the Register's office of the County in which the above-described property is situated, at page 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 14th day of June A. D. 1976.

My commission expires December 5, 1979.

* Linda S. Lane

LINDA S. LANE
Notary Public
(Official title)

OFFICERS HAVING SEALS MUST IMPRESS SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 1976

Deputy Register

*Print, typewrite, or stamp names of Administrator of Veterans _____ 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 _____

JUL-6 76	CONV	33,000.00				
JUL-6 76	S'TAX		B*	85.80		
JUL-6 76	PR'FEE		B*	.50		
JUL-6 76	W'DEED		B*	4.00	*	90.30

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
JAMES R. NICHOLSON and wife,
BETTY A. NICHOLSON.

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

State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____
Paid _____ day of _____, 19__

D 5 5893

REFERENCE

JUL 7 57 AM '76

REGISTER
TENN.

When recorded mail to

452881