STAFFORD, Ronnie L.

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

BOOK 5046 PAGE 764

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 12D 02220	PROPERTY ADDRESS 2017 Oakwood Avenue 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

Catherine Claybrooks, a single person,

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, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Map of Section One, Joywood Heights, as of record in Book 1130, Page 91, 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 1373, Page 98, said Register's Office.

3. The Plan of record in Book 1130, Page 91, said Register's Office, shows a 35 foot minimum building setback line from Oakwood Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.

Being the same property conveyed to Grantor by deed from Fidelity Federal Savings and Loan Association, dated September 16, 1975, recorded in Book 4990, Page 135, 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 12th day of July, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ [illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14 DAY OF July 19 76
Deputy Register

Witnes

*

*

* RICHARD L. ROUDEBUSH
As Administrator of Veterans' Affairs.

*By [signature]

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 page 8 547-548 .

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 12th day of July A.D. 1976.

My commission expires December 5, 1979.

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

* Linda S Lane

LINDA S. LANE
Notary Public
(Official title)

JUL 16 76 CONV 16,250.00
JUL 16 76 S'TAX B* 42.12
JUL 16 76 PR'FEE B* .50
JUL 16 76 W'DEED B* 4.00 * 46.62

*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 _____

_____

D 58816

IDENTIF. REFERENCE

JUL 16 3 43 PM '76

FEE & REGISTRY REGISTER
DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
CATHERINE CLAYBROOKS,
a single person,

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 _____

Fee paid, $ _____
Witness my hand,

_____, Register.

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

Paid _____ day of _____ 19__

_____, Clerk.

When recorded mail to—

_____

432881