NICKENS, Irvin D.

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

BOOK 5069 PAGE 737

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 46 77PW	PROPERTY ADDRESS 174 Bull Run Road Ashland City, Tennessee 37015
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

Wiley Edward Tuberville, Jr., and wife, Alice Gail Tuberville

whose address is Ashland City, 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 the 13th Civil District of Davidson County, Tennessee, being a part of the property conveyed to Janel Williams, Trustee, by deed from Tyree Harris, Trustee, of record in Book 3570, Page 91, Register's Office for said County, described as follows:

BEGINNING in the centerline of Bull Run Road at the point 1924 feet northeast from the northeast corner of the property conveyed to Blanche Anderson, of record in Book 2704, Page 94, Register's Office for said County, and running thence with the centerline of Bull Run Road, north 57 deg. 30' east 112 feet; thence south 27 deg. 20' east 762 feet; thence south 2 deg. 30' west 231 feet; thence north 27 deg. 20' west 948 feet to the point of beginning, and containing 2.2 acres more or less.

This conveyance is made subject to the following:

1. 1976 Metropolitan-Nashville-Davidson County Taxes.

2. Title to that portion of the premises within the bounds of any roads or highways.

Being the same property conveyed to Grantors by deed from Dobson & Johnson, Inc., dated July 26, 1976, recorded in Book 5059, Page 746, 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 10th day of September, 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
$ 17,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16th DAY OF Sept 19 76
Deputy Register

Witness:

*

*

*RICHARD L. ROUDEBUSH

As Administrator of Veterans' Affairs.

*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

BOOK 5069 PAGE 738

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 15th day of Sept. A. D. 1976.

My commission expires December 5, 1979.

NOTARY PUBLIC * DAVIDSON COUNTY * TENNESSEE
OFFICERS HAVING SEAL MUST EMBOSS SEAL

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

*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).

17,500.00

SEP 20 '76 TAX $ 45.50
SEP 20 '76 FEE $ .50
SEP 20 '76 W/DEED $ 4.00 * 50.00

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 68565

IDENTIF. REFERENCE

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
WILEY EDWARD TUBERVILLE, JR.,
and wife, ALICE GAIL TUBERVILLE

STATE OF TENNESSEE
DAVIDSON COUNTY
Register's Office

Received for record the day of SEP 20 9 56 AM '76
A. D. 19 at o'clock M. Noted in Note Book
and recorded in Book of Deeds page Vol. page
Fee paid, $ Witness my hand, , Register.

State tax $
Clerk's fee $
Total $

Paid , 19 , Clerk.

When recorded mail to—

452681