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

BOOK 5071 PAGE 741

BELL, Joseph K.

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	2008 Benjamin Avenue Nashville, Tennessee 37206
Map 83-6, Parcel 107		
SEND TAX NOTICES TO:	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

Clara M. Alred, 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, and State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being the west half of Lot No. 2 on the Map of Sneed & Hamilton's Re-Subdivision in the first subdivision of Brownsville, as of record in Book 161, Page 149, Register's Office for said County.

SAID west half of Lot No. 2 fronts 50 feet on the south side of Benjamin Avenue, formerly Locke Street, and runs back between parallel lines 150 feet to an alley.

This conveyance is made subject to the following:

1. 1976 Metropolitan-Nashville-Davidson County Taxes.

2. Survey of John Kohl, III, Registered Land Surveyor, dated January 26, 1973, discloses that the garage is encroaching on the alley approximately 2.5 feet, more or less.

Being the same property conveyed to Grantor by deed from Federal National Mortgage Association, dated May 11, 1976, recorded in Book 5025, Page 965, 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 20th 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.

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 page 547-548.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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 20th day of Sept. A. D. 1976.

My commission expires December 5, 1979.

* Linda S. Lane

LINDA S. LANE
Notary Public
(Official title)

NOTARY PUBLIC LINDA S. LANE STATE OF TENNESSEE OFFICERS HAVING SEAL MUST IMPRESS SEAL

*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 TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 5,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Sept 19 76.

Deputy Register

SEP 24 76	CONV	*5,500.00			
SEP 24 76	S'TAX		B*	14.30	
SEP 24 76	PR'FEE		B*	.50	
SEP 24 76	W'DEED		B*	4.00	* 18.80

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

CLARA M. ALRED,

a single person,

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

D 69541

Received for record the _____ day of _____

SEP 24 A. D. 19 76

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—

Rebecca Lemmons, Atty
C-Square Bldg
Nash. Tenn 37201

45281