GILBERT, John

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

BOOK 5095 PAGE 837

TENNESSEE

INFORMATION FOR TAX ASSESSOR

TAX PARCEL NO.	PROPERTY ADDRESS
83-5 P 62 PW	1015 Chickamauga Avenue Nashville, Tennessee 37206
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 E. Alred and wife, Viola T. Alred,

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:

Being the easterly 37½ feet of the southerly 150 feet of Lot No. 58 and the westerly 25 feet of the southerly 150 feet of Lot No. 59 on the Plan of Stratton and Seymour's Addition to Edgefield, as of record in Book 57, Page 23, Register's Office for said County, described as follows: BEGINNING on the northerly margin of Chicamauga Avenue or Street, 37.5 feet west of the corner of Lots Nos. 58 and 59; being the southeast corner of the property conveyed to E. L. Brooks and wife, by deed from L. A. Morrisay and wife, as of record in Book 641, Page 196, said Register's Office; thence with their east line, northwardly 150 feet to the southerly margin of a proposed alley; thence with the southerly margin of said alley, eastwardly 62.5 feet to a point 25 feet east of the line between Lots Nos. 58 and 59; thence southwardly and parallel with the line between said two lots, 150 feet to the northerly margin of Chicamauga Avenue or Street; thence with the northerly margin of said Avenue or Street, westwardly 62.5 feet to the beginning.

This conveyance is made subject to the 1977 Metropolitan-Nashville Davidson County Taxes.

Being the same property conveyed to Grantor by deed from Federal National Mortgage Association, dated June 1, 1976, recorded in Book 5059, Page 301, 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 3rd day of December, 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

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 3rd day of Dec. A. D. 19 76.

My commission expires December 5, 1979.

* 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).

STATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that

_____ stered in said office, in Book No. _____, Page _____; that

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
$ 14,750.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 10th DAY OF Dec 19 76.
Deputy Register

DEC 10 76	CONV	14,750.00			
DEC 10 76	S'TAX		B*	38.22	
DEC 10 76	PR'FEE		B*	.50	
DEC 10 76	W'DEED		B*	4.00	* 42.72

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

JAMES E. ALRED and wife,

VIOLA T. ALRED,

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.

080806

ENTIRE REFERENCE

DEC 10 3 58 PM '76

REGISTER DAVIDSON TENN.

State tax ..... $ _____

Clerk's fee ..... $ _____

Total ..... $ _____

Paid _____ day of _____, 19__

_____, Clerk.

When recorded mail to

452881