RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

WOODARD, JR., Jesse
BOOK 5116 PAGE 15
TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.: 59-5 225 PW	PROPERTY ADDRESS: 4912 Boyd Drive, Nashville, Tennessee 37218
SEND TAX NOTICES TO: Mtg Corp of America 2119 Lottie Jean W. Birmingham Ala.	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Atty. 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. 20420, hereinafter called Grantor, and

Jesse Woodard and wife, Emma J. Woodard,

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 Lot No. 230 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, said Register's Office, to which reference is made for a more particular despription.

This conveyance is made subject to the following:

1. 1977 Metropolitan-Nashville Davidson County Taxes.

2. Restrictive covenants of record in Book 4620, Page 866, Register's Office for Davidson County Tennessee.

3. The Plan of record in Book 4460, Page 85, said Register's Office, shows a 30 foot minimum building setback line from Boyd Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. Also, a 2.5 X 30 foot utility anchor easement located on the southwesterly corner of said lot.

Being the same property conveyed to Grantor by deed from VNB Mortgage Corporation, dated June 14, 1976, delivered and recorded in Book 5053, Page 740, of 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 17th day of January, 1977, 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.

*By _____

CHAS. M. JOHNSON
Loan Guaranty Officer.

Witness:
*_____
IDENTIF. REFERENCE

*_____

FEB 17 11 06 AM '77
FELIX E. ALISTER
DAVIDSON COUNTY, TENN.

D 8 9 8 1 5

Authorization recorded in ~~xxx~~ 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 5116 PAGE 17

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 17th day of Jan. A. D. 1977.

My commission expires December 5, 1979.

NOTARY PUBLIC * LINDA S. LANE * DAVIDSON CO. TENN.

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Linda S. Lane

LINDA S. LANE
Notary Public
(Official title)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 21,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Feb. 1977.
Deputy Register

*Print, typewrite, or stamp 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

6

FEB17	CONV	21,000.00			
FEB17	S'TAX		B*	54.60	
FEB17	PR'FEE		B*	.50	
FEB17	W'DEED		B*	4.00	* 59.10

Return to: Hallum, Pinkerton & Cooley
Attorneys at Law
2016 Parkway, Suite 1
Pigeon Forge, TN 37863

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
JESSE WOODARD, JR. and wife,
EMMA J. WOODARD.

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 , 19 , Clerk.

When recorded mail to

560517