BROWN, Clarence E.

BOOK 5126 PAGE 267

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	712 Ward Avenue
Map No. 71-12 Parcel No. 243		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:	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

Andy L. Bradford and wife, Viola R. Bradford,

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. 8 on the Plan of Meadowdale Acres, as of record in Book 2083, Page 12, Register's Office for Said County, to which reference is made for a more particular description.

This conveyance is made subject to the following:

1. 1977 Metropolitan-Nashville Davidson County Taxes.

2. There is a 10 foot public utilities easement along the south lot line as shown on survey by John Kohl dated August 18, 1975.

3. Restrictions of record in Book 2084, Page 425 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated December 8, 1976, recorded in Book 5104, Page 740, 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 15th day of March, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 1977.

Deputy Register

Witness:

*

*

* MAX CLELAND

As Administrator of Veterans' Affairs.

*By

CHAS. M. JOHNSON

Loan Guaranty Officer.

Authorization recorded in Book 5121 of the records of the Register's office of the County in which the above-described property is situated, at page 725.

STATE OF TENNESSEE

BOOK 5126 PAGE 268

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 Max Cleland

, 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 Mar. A.D. 1977.

My commission expires December 5, 1979.

* Linda S Lane

LINDA S. LANE, Notary Public

(Official title)

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 ___

MAR 21 77 CONV 18,500.00

STATE OF TENNESSEE, 321 STAX COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater, is $ 321 FEE which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

B* 48.10
B* .50
B* 4.00 * 52.60

Affiant

Subscribed and sworn to before me this ___ day of _____, 19__

Notary Public or Register

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

ANDY L. BRADFORD and wife,

VIOLA R. BRADFORD,

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record this ___ day of MAR 21 A.D. 19 77, at 02 AM o'clock ___ M. Noted in Note Book ___, page ___, and recorded in Book 5126 of Deeds, page 268, Vol. ___, page ___

D 9 4 6 1 5

CROSS REFERENCE

Fee paid, $ ___

Witness my hand, ___, Register.

State tax ..... $ ___

Clerk's fee ..... $ ___

Total ..... $ ___

Paid ___, 19__

___ day of ___, Clerk.

When recorded mail to—

560517