BOOK 5137 PAGE 46 RANKINS, Wesley Clay

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 92-13 389 PW	PROPERTY ADDRESS 240-35th Avenue, North Nashville, Tennessee 37209
SEND TAX NOTICES TO: Loan Guaranty Officer, Veterans Administration Regional Office 110 9th Ave., South, Nashville, TN 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

William Scruggs and wife, Christine Marlowe Scruggs,

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:

Being Lot No. 135 on the Map of Hortense Place, as of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

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 January 6, 1977, recorded in Book 5106, Page 371, in the Register's Office for Davidson County, Tennessee.

APR18	CONV	20,750.00			
APR18	S'TAX		B*	53.82	
APR18	PR'FEE		B*	.50	
APR18	W'DEED		B*	4.00	* 58.32

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 13th day of April, 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 36:4312 and 36:4520 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

* MAX CLELAND

As Administrator of Veterans' Affairs.

Witness:

*By _____

* CHAS. M. JOHNSON

Loan Guaranty Officer.

* Authorization recorded in Misc. Book 5121 of the ____ records of the Register's office of the County in which the above-described property is situated, at page 735.

STATE OF TENNESSEE

BOOK 5137 PAGE 47

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 13th day of Apr. A. D. 1977.

My commission expires December 5, 1979.

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 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, DAVIDSON COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $20,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of April, 1977

Notary Public or Register

Dep. Reg.

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

WILLIAM SCRUGGS and wife,

CHRISTINE MARLOWE SCRUGGS.

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 _____

D 99182

TO FILE REFERENCE

APR 18 11 38 AM '77

Fee paid, $ _____

Witness my hand, _____, Register.

State tax ..... $ _____

Clerk's fee ..... $ _____

Total ..... $ _____

Paid _____, 19__

_____ day of _____, 19__

_____, Clerk.

When recorded mail to—

560517