CORLEY, JR., Palo

BOOK 5142 PAGE 834

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 13DA 67950	PROPERTY ADDRESS 3225 Crowe Avenue Nashville, Tennessee 37218
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

Sallie Cunningham, 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:

Being Lot No. 320 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, Page 91, Register's Office for Davidson County, Tennessee, 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. Restrictive covenants of record in Book 3465, Page 403, amended in Book 3505, Page 589, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 3300, Page 91, Register's Office for Davidson County, Tennessee, shows a 30-ft. setback line from Crowe Drive and a 10-ft. easement for public utility and drainage along the rear line of lot.

Being the same property conveyed to Grantor by deed from Joe A. Benedict, Trustee, dated November 12, 1976, recorded in Book 5087, Page 165, in the Register's Office for Davidson County, Tennessee.

MAY-3F	CONV	20,250.00			
MAY-3F	S'TAX		B*	52.52	
MAY-3F	PR'FEE		B*	.50	
MAY-3F	W'DEED		B*	4.00	* 57.02

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 27th 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 36:4342 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 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

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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 27th day of Apr. 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)

*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 $20,250.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Harry S. Mangum
Affiant

Subscribed and sworn to before me this 3rd day of May, 1977.

Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
SALLIE CUNNINGHAM,
a single person,

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 ___ and recorded in Book of Deeds ___ page ___

E0 17 38

IDENTIFICATION REFERENCE

MAY 3 2 29 PM '77

REGISTER
DAVIDSON CO. TENN.

Vol. ___ page ___

Fee paid $ ___
Witness my hand, ___
Register.

State tax ..... $ ___
Clerk's fee ..... $ ___
Total ..... $ ___

Paid ___ day of ___, 19__, ___, Clerk.

When recorded mail to—

580517