STEPHENS, Johnny E.

BOOK 5221 PAGE 878

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 108-2; Parcel 19	PROPERTY ADDRESS 956 Colfax Dr. Nashville, TN 37214
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Ave., S., Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney VA Regional Office, Nashville, TN 37203

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

Robert W. Branch, Jr. & wife, Christine C. Branch

whose address is Nashville, TN

, 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. 57 on the Plan of Happy Acres, of Record in Book 2331, page 63, Register's Office for said County, to which plan reference is here made for a more complete legal description.

This conveyance is made subject to the following:

1. 1978 Metro Taxes.
2. Restrictive covenants contained in instrument of record in Book 2447, page 557, said Register's Office.
3. The Plan of record in Book 2331, page 63, said Register's Office, shows an Owner's Certificate, a 60-foot minimum building setback line from Colfax Drive and a 10-foot easement for public utility purposes along the rear line of said lot.
4. A copy of a survey by John B. Kohl, shows that the gravel drive spills over on the adjoining lot.

Being the same property conveyed to Grantor by deed from Lumbermens Investment Corporation, dated June 9, 1977, of record in Book 5158, Page 566, 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 9th day of November, 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. H. JOHNSON

Loan Guaranty Officer.

*

Authorization recorded in ~~Book~~ 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 ~~9th~~ day of ~~Nov.~~ A. D. 19~~77~~

My commission expires ~~December 5, 1979.~~

* Linda S. Lane

LINDA S. LANE
Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

LINDA S. LANE NOTARY PUBLIC DAVIDSON CO. TENN.

*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, _____ COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ _____ 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 14 day of _____, 19__

_____
Notary Public or Register

My Commission Expires 10/18/81

CONV

EXEMPTFEE

INDEXED

$8,500.00

94.50

.50

4.0

★ 89.00

NOV 14 2 37 PM '77

IDENTIFICATION REFERENCE

E 3654 6

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

ROBERT W. BRANCH, JR. & wife

CRISTINA C. BRANCH

STATE OF TENNESSEE

DAVIDSON COUNTY

Received for record this ____ day of _____, A. D. 19__, at ____ o'clock ____ M. Noted in Note Book _____, page ____ and recorded in Book of Deeds _____, Vol. ____, page ____

Register's Office

Fees paid, $

Witness my hand,

_____, Register.

State Tax ..... $ _____

Clerk's fee ..... $ _____

Total ..... $ _____

Paid ____ day of _____, 19__

_____, *Clerk.*

When recorded mail to:

560517