5242 PAGE 1 PHILPOTT, III, John W.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 3809 Lunn Drive Nashville, Tennessee 37218
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Avenue, So., Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney 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

Jacqueline T. Martin, 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:

LAND in Davidson County, Tennessee, being Lot No. 11 on the plan of Royal Hills, Section I, of record in Book 4675, page 73, Register's Office for said County.

SAID Lot No. 11, which is a corner lot, fronts 74.00 feet on the southerly margin of Lunn Drive and fronts 141.33 feet on the easterly margin of Lunn Court, said frontages being joined by a curve having a length of 37.69 feet, and extends back 75.36 feet on the southerly line and 130.70 feet on the easterly line to a point of intersection.

This conveyance is made subject to the following:

1. 1978 Metro taxes.
2. Restrictions of record in Book 4813, page 77, and in Book 4895, page 102, said Register's Office.
3. The plan of record in Book 4675, page 73, said Register's Office, shows an Owner's Certificate, a 30-foot setback line from Lunn Drive, and a 15-foot setback line from Lunn Court, respectively; a 10-foot easement for public utilities and drainage along the westerly line of said lot, a 2.5 x 30 foot utility anchor easement, located on the northeast front corner of said lot, an easement along the southerly line of said property, which varies in width and which contains an 8 inch sewer line, and a fire hydrant located on the northwesterly front portion of said lot, with a 6 inch water line running to it from Lunn Court.
4. Encroachment of the driveway onto the 10-foot public utility and drainage easement, along the westerly line, as shown on survey made by John Kohl, dated April 22, 1976.

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.

Being the same property conveyed to Grantor by deed from Government National Mortgage Corporation, dated August 5, 1977, of record in Book 5182, page 677 of the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor, this 29th day of December, 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.

E45572

IDENTIF. REFERENCE
JAN 10 3 11 PM '78

Witness:

*

* MAX CLELAND

As Administrator of Veterans' Affairs.

*By

CHAS. M. JOHNSON

Loan Guaranty Officer.

Authorization recorded in XXX 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 5242 PAGE 2

COUNTY OF DAVIDSON

Before me personally appeared Chas. H. 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 29th day of Dec. A. D. 19 77

My commission expires October 18, 1981

Phyllis M. Miller

Phyllis M. Miller
Notary Public
(Official title)

NOTARY PUBLIC PHYLLIS M. MILLER DAVIDSON COUNTY, TENN.

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).

JAN 10 CCW 10.00

JAN 10 STAX $* 104.00

STATE OF TENNESSEE, _____ COUNTY. JAN 10 TRTEE $* .50

JAN 10 MTGTAX $* 4.00 * 103.50

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 $ 40,000.00, 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 10 day of Jan. 1978.

E. Barnes Dep. Reg.
Notary Public or Register

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

JACQUELINE T. MARTIN

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 _____, page _____, and recorded in Book of Deeds _____, Vol. _____, page _____

Fee paid, $ _____

Witness my hand,

_____, Register.

State tax ..... $ _____

Clerk's fee ..... $ _____

Total ..... $ _____

Paid _____ day of _____, 19__

_____, Clerk.

When recorded mail to—

560517