BUCY, Joe Carlos

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

BOOK 5252 PAGE 512

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 01-5--Par-199	PROPERTY ADDRESS	661 James Avenue Nashville, Tennessee 37209
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

Charles D. Stone and wife, Betty A. Stone

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. 1 on the Plan of the Re-Subdivision of Lot No. 3 of the West Nashville Annex as of record in Book 4175, page 112, 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. 1978 Metro taxes.

2. Restrictive covenants as of record in Book 4395, page 720, Register's Office, Davidson County, Tennessee.

3. Survey and recorded plat show a 30-foot minimum building setback line.

4. Survey prepared by John Kohl, dated July 16, 1976, shows the following a 10-foot public utilities and drainage easement; a 2.5 x 30 foot anchor easement along rear of caption and a overhang easement along front and left side of caption.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated December 2, 1977, of record in Book 5242, page 113, 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 8th day of February, 1978, 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 George S. Foster

* GEORGE S. FOSTER

Loan Guaranty Officer.

*

Authorization recorded in ~~Vol~~ Book 5242 of the -- records of the Register's office of the County in which the above-described property is situated, at page 615.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me personally appeared George S. Foster,

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 8th day of Feb. A. D. 19 78

My commission expires October 18, 1981.

*Phyllis M. Miller

Phyllis M. Miller
Notary Public
(Official title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

FEB 14 78	CONV	29,350.00			
FEB 14 78	S'TAX		B*	76.18	
FEB 14 78	PR'FEE		B*	.50	
FEB 14 78	W'DEED		B*	4.00	* 80.68

*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 $ 29,350 which amount is equal to or greater than the amount which the property transferred would bring at a fair voluntary sale.

Charles D. Stone
Affiant

Subscribed and sworn to before me this 13 day of Feb. 1978

Notary Public or Register

C.F. 2-14-79

E 50459

IDENTIF. REFERENCE

FEB 14 11 13 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
CHARLES D. STONE & wife,
BETTY A. STONE

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