SCATES, JR., William

BOOK 5257 PAGE 244

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 105-9 Par. 235, Fld. Bk 22W 6000	PROPERTY ADDRESS 1001 Caldwell Avenue Nashville, Tennessee 37204
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, 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

James M. Wallace, 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 the County of Davidson, State of Tennessee, to wit;

Land in Davidson County, Tennessee, being Lot No. 10 on the G. R. Huline's Subdivision of Lots Nos. 37 and 38 of Waverly Land Company's Addition to Nashville, as of record in Book 421, page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 55 feet on the southerly side of Caldwell Avenue, and runs back between parallel lines with the westerly margin of 10th Avenue South, formerly Jowett Avenue, 159 feet to the northerly margin of Thurston Avenue.

This conveyance is made subject to the following:

1978 Metro taxes.

Being the same property conveyed to Grantor by deed from City and County Savings Bank dated May 27, 1977, of record in Book 5173, page 860, 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 21st 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

Loan Guaranty Officer.

* _____

Authorization recorded in Book XXX 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

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COUNTY OF DAVIDSON

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 21st 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

FEB28 78 CONV 25,850.00

FEB28 78 S'TAX B* 67.00

FEB28 78 PR'FEE B* .50

FEB28 78 W'DEED B* 4.00 * 71.58

*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 $25,850.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

M. L. Griggs
Affiant

Subscribed and sworn to before me this 23rd day of Feb., 1978

W. W. Seaman
Notary Public or Register

Dep. Reg.

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
JAMES M. WALLACE,
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—

IDENTIFICATION REFERENCE

FEB 28 9 39 AM '78
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

E 52448

560517