Map 71-11
Par-187.22 BOOK 5262 PAGE 919 IRWIN, Wilton W.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 325 Gatewood Avenue Nashville, Tennessee 37207
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

Edward G. Brown, 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. 28 on the Map of Trinity Heights Addition as of record in Book 161, page 38, 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. Any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey would show.

Being the same property conveyed to Grantor by deed from Joe A. Benedict, dated September 15, 1977, of record in Book 5197, page 64, of the Register's Office for Davidson County, Tennessee.

MAR 16 78	CONV	16,250.00			
MAR 16 78	S'TAX		B*	42.12	
MAR 16 78	PR'FEE		B*	.50	
MAR 16 78	W'DEED		B*	4.00	* 46.62

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 24th day of March, 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.

E 55009

IDENTIF. REFERENCE

MAR 16 1 34 PM '78

FELIX Z. ROBINSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Witness:

*

*

*By

MAX CLELAND

As Administrator of Veterans' Affairs.

GEORGE S. FOSTER

Loan Guaranty Officer.

Authorization recorded in 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

BOOK 5262 PAGE 920

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 9th day of Mar. A. D. 1978

My commission expires October 18, 1981.

Phyllis M. Miller

Phyllis M. Miller
Notary Public
(Official title)

PHYLLIS M. MILLER NOTARY PUBLIC 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).

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 $ 16,250 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Donna E Lewis
Affiant

Subscribed and sworn to before me this 10th day of Mar. 1978

Donna E Lewis
Notary Public or Register

DONNA E LEWIS
Notary Public, State of TN at Large
My Commission Expires 1-18-82

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS

TO
EDWARD G. BROWN,

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