WEST, JR., Reuben D.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map No. 58-16 Parcel 65	PROPERTY ADDRESS 101 Dyer Court 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

Ruth E. Thomas Young, 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, and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Dyer Court at the common dividing line between Lots Nos. 56 and 57 on said plan; thence southerly along said dividing line 79.48 feet to a concrete marker; thence easterly 96 feet to a point in the westerly margin of Haynes Park Drive; thence northerly along the westerly margin of said Haynes Park Drive 71.36 to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the southerly margin of Dyer Court; thence westerly along the southerly margin of said Dyer Court 104.47 feet to the point of beginning.

This conveyance is made subject to the following:

1. 1978 Metro taxes.
2. Restrictive covenants of record in Book 4707, page 766, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 30-foot setback line from Haynes Park Drive, and a 15 foot setback line from Dyer Court and a 10-foot easement for public utility purposes along the westerly and southerly lines of lot, and a 20-foot drainage easement across easterly portion of lot.

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 Association, dated February 9, 1978, of record in Book 5254, page 662, of the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor, this 8th **day of** March **, 19**78**, 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 Mar. A.D. 19 78

My commission expires October 18, 1981.

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*Phyllis M. Miller
Phyllis M. Miller
Notary Public
(Official title)

MAR 30 78 CONV 30,450.00
MAR 30 78 S'TAX B* 79.00
MAR 30 78 PR'FEE B* .50
MAR 30 78 W'DEED B* 4.00 * 83.54

*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 $ 30450.00, 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 14 day of March, 19 78

Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
RUTH E. THOMAS YOUNG
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, $ 57.100
Witness my hand
IDENTIF REFERENCE
MAR 30 2 46 PM '78
REGISTER
DAVIDSON COUNTY, TENN.

State tax
Clerk's fee
Total
Paid
, 19 , Clerk.
day of

When recorded mail to—

560517