PEDEN, Edgar 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. 43-14-154	PROPERTY ADDRESS 705 Yowell Avenue Madison, Tennessee 37115
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Avenue South, 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

David S. Vandygriff and wife, Faye B. Vandygriff

whose address is Madison, 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 Madison, County of Davidson, and State of Tennessee, to wit:

Being Lot No. 22 and the westerly one-half of Lot No. 21 of Block "G" on the Revised Plan of Rainbow Terrace Subdivision as of record in Book 1130, page 85, Register's Office for said County, to which Plan reference is hereby made for a more detailed description.

This conveyance is made subject to the following:

1. 1978 Metro taxes.
2. Subject to easement for T.V.A. Power Lines of record in Book 1149, page 529, said Register's Office.
3. The recorded plan shows an owner's certificate, a 30 foot set-back line from Yowell Avenue, and a 5 foot easement for public utilities and drainage along the rear line of said lot.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency dated January 17, 1978, of record in Book 5260, page 438 in the Register's Office for Davidson County, Tennessee.

JUL 27 78	CONV	27,000.00			
JUL 27 78	S'TAX		B* 70.20		
JUL 27 78	PR'FEE		B* .50		
JUL 27 78	W'DEED		B* 4.00	*	74.70

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 July, 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.

*By Geo. S. Foster

GEORGE S. FOSTER

Loan Guaranty Officer.

Witness:

*

*

Authorization recorded in ~~XXX~~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

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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 24th day of July A. D. 1978

My commission expires October 18, 1981.

NOTARY PUBLIC PHYLLIS M. MILLER DAVIDSON COUNTY, TENN.

OFFICERS HAVING SEAL MUST IMPRESS SEAL

Phyllis M. Miller

Phyllis M. Miller
Notary Public
(Official title)

*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 $ 27,000.00, which amount is actual to or greater than the amount which the property transferred would command at a fair voluntary sale.

Betty Carter
Affiant

Subscribed and sworn to before me this 27th day of July, 1978

J. W. Wellemeyer
Notary Public or Register

Dep. Reg.

E 7 9 2 3 4

IDENTIF. REFERENCE

JUL 27 | 44 PM '78

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS

TO
DAVID S. VANDYGRIFF and wife,
FAYE B. VANDYGRIFF

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 _____, 19____
_____, Clerk.

When recorded mail to—

860517