LH #300-595 - KC Hedges

BOOK 6032 PAGE 96

VA FORM 26-6440, AUG 1971
SECTION 1820, TITLE 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 11D 25930 34-13 114	PROPERTY ADDRESS 1419 Florence Avenue Madison, Tn 37115
SEND TAX NOTICES TO: VA Regional Office 110 9th Avenue South, Nashville, Tn.37203	THIS INSTRUMENT PREPARED BY: Sidney M. Katz, Atty. 4041 Knight Arnold Rd, Memphis, Tn 38118

WARRANTY DEED

THIS DEED, between TENNESSEE HOUSING DEVELOPMENT AGENCY **a corporation organized and existing under the laws of the State of** TENNESSEE **, with its principal office located at** Nashville **in the county of** Davidson **, State of** Tennessee **, hereinafter called Grantor, and the Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D.C. 20420, hereafter called Grantee.**

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, and unto his successors in such office, as such, and his or their assigns, certain property described as follows:

Land in Davidson County, Tennessee, being Lot No. 44-A on the plan of Resubdivision of Lot 44, Block "b", Map of East Lawn, of record in Book 4595, page 15, Register's Office for said County.

Said Lot No. 44-A fronts 61.56 feet on the northwesterly margin of Florence Avenue and extends back 148.47 feet on the northeasterly line and 87.0 feet on the southwesterly line to a dead line in the rear, measuring 87.0 feet thereon.

Being the same property conveyed to Grantor by deed from D. W. McMackin, Substitute Trustee dated January 27, 1983 and recorded in Book 5998, Page 503 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1983, not yet due and payable.
2. Restrictions of record in Deed Book 855, Page 555 in Register's Office of Davidson Co.
3. The plan of record in Book 4595, page 15, said Register's Office, which shows a 30 foot minimum building setback line from Florence Avenue, and a 10 foot easement for public utility and drainage purposes along the southwesterly and rear lines of said lot.

[Grantor also assigns and transfers to Grantee herein all of Grantor's claims and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

~~Said judgment was entered ----------, 19---, in cause No.---------- in the ---------- court of ---------- county, volume ------, page ----------, of the minutes.~~]

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and his successors in such office, as such, and his or their assigns, forever.

Grantor covenants with the said Grantee and his successors and assigns that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and his successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through, or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, Grantor, this 31st day of January, 19 83 has caused this instrument to be executed for it by its undersigned officer(s) thereunto duly authorized by its board of directors, evidence whereof being found in Exhibit A below[X] (~~documents recorded in vol. ----------, page ----------, of Register's Office of said County~~) such evidence being incorporated herein by reference, and sealed with its corporate seal.

[CORPORATE SEAL]

TENNESSEE HOUSING DEVELOPMENT AGENCY

ATTEST:

*By

*~~DIRECTOR OF FINANCE~~

DIRECTOR OF MORTGAGE ADMINISTRATON

STATE OF TENNESSEE

COUNTY OF DAVIDSON } ss:

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Before me appeared Aubrey B. Vaughan to me personally known, who, being by me, duly sworn, did say that he is the Dir. of Mtg. Adm. of Tennessee Housing Development Agency and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by him on behalf of said corporation by authority of its board of directors and said Director of Mortgage Administration acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 31st day of Jan. A.D. 1983 .

My commission expires 1/22/84

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* _____
(Official title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am ~~secretary~~ Director of Finance of TN Housing Dev. Agency , being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Administrator of Veterans' Affairs, a deed dated 31st day of January , 19 83 .

2. Aubrey B. Vaughan , who executed said deed on behalf of said corporation, as Director of Mtg. Adm. ~~President~~ thereof, was at the time he executed the same the duly elected, qualified, and acting Director of Mtg. Adm. ~~President~~ of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 1st day of July , 1979 .

3. Said officer who executed said deed was duly authorized to execute it on behalf of said corporation by virtue of

y { ~~the bylaws of the board of director~~ } duly adopted on the 1st day of July , 19 79.
z { a resolution of the board of directors }

4. I have custody of, have examined said records, and know the above to be true.

[CORPORATE SEAL]

* _____
DIRECTOR OF FINANCE

NOTE TO RECORDER.—The following notes are not part of this instrument and are not to be recorded.
NOTE 1.—(a) Delete paragraph [ ] before signing, if inapplicable.
(b) Delete words in parentheses (x) unless evidence afforded by Exhibit A has been recorded previously. If previously recorded in county where hereindescribed land is situated, fill blanks at (x) and strike out underscored words preceding (x) and all of Exhibit A.
(c) Draw line through inapplicable statement (y, z) of Exhibit A.
*NOTE 2.—PRINT, TYPEWRITE, OR STAMP names of persons executing this instrument: also name of official taking acknowledgment immediately underneath such signatures.

(This space for use of Register)

WARRANTY DEED

FROM

Tennessee Housing Development Agency

TO

Administrator of Veterans' Affairs

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 _____

State tax ..... $ _____
Recording fee ..... $ _____
Total ..... $ _____

DAVIDSON COUNTY, TN
FELIX A. WILSON III REGISTER

Apr 5 8 11 AM '83

Paid _____ day of _____
Witness my hand,

IDENTIF. REFERENCE

When recorded mail to—

MAIL ENV.

H 40003

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