BOOK 5319 PAGE 148 SENTER, Michael

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. Map No. 58-15, Par. 121	PROPERTY ADDRESS 3909 Creekway Court Nashville, Tennessee 37218	
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

William E. Elston and wife, Charlene C. Elston

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:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Creekwood North of record in Book 4675, page 16, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete legal description.

This conveyance is made subject to the following:

1. 1978 Metro taxes.
2. Restrictive covenants contained in instrument of record in Book 4735, page 545, and in Book 4765, page 567, said Register's Office.
3. The Plan of record in Book 4675, page 16, said Register's Office shows an owner's certificate, a 30-foot minimum building setback line from Creekway Court and a 10-foot easement for public utility purposes along the rear line of said lot. And a 5-foot utility anchor easement located on the easterly side of said lot.

Being the same property conveyed to Grantor by deed from Allstate Enterprises Corporation, dated October 12, 1977, of record in Book 5272, page 312, in 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 25th **day of** July **, 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

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**.**

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STATE OF TENNESSEE

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 25th day of July A. D. 19 78

My commission expires October 18, 1981.

NOTARY PUBLIC PHYLLIS M. MILLER DAVIDSON COUNTY, TENN. OFFICERS HAVING SEAL MUST IMPRESS SEAL

Phyllis M. Miller
Notary Public
(Official title)

AUG-1 78 CONV 47,950.00
AUG-1 78 S'TAX B* 124.54
AUG-1 78 PR'FEE B* .50
AUG-1 78 W'DEED B* 4.00 * 129.04

*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

801 1 82 | IDENTIF. REFERENCE
Aug 1 3 36 PM '78
ELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $47,950.00 which amount is equal to or greater than the amount which the property transferred would command at a fair

William E. Elston

Subscribed and sworn to before me this 1st day of August, 1978.

E Barnes
Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
WILLIAM E. ELSTON and wife,
CHARLENE C. ELSTON

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