HARRIS, Donald T.

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

BOOK 5321 PAGE 711

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 146-7-Part 4 & 5 J.	PROPERTY ADDRESS 712 Sills Court Nashville, TN 37220
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, TN 37203

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

Russell B. Bowden and wife, Tommye Clare Bowden

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 the City of Oak Hill, Davidson County, Tennessee, being Lot No. 4 on the Plan of Creighton Meadows, as of record in Book 2854, page 48, Register's Office for Davidson County, Tennessee.

BEGINNING on the southwesterly margin of Sills Drive at the corner of Lots 4 and 5; thence with the line between said two lots, southwesterly 219.65 feet; thence north 2 degrees east 309.80; thence south 87 degrees 57 feet east 61.4 feet to the corner of Lots 3 and 4; thence with the line between said two lots, southeasterly 247.83 feet to the northwesterly margin of Sills Drive; thence with the same and around a slight curve southwesterly 58.87 feet to the beginning.

This conveyance is made subject to the following:

1. 1978 Metro taxes.
2. Restrictive covenants contained in instrument of record in Book 2908, page 183, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 2854, page 48, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 75-foot minimum building setback line from Sills Drive and a 10-foot easement for public utility purposes along the westerly and northerly lines of said lot. And a 2.5 x 20 foot utility anchor easement located on the southeasterly corner of said lot.

Being the same property conveyed to Grantor by deed from The Lomas & Nettleton Company, dated February 28, 1978, of record in Book 5263, page 675, 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.

AUG-7[illegible] CONV 75,000.00
AUG-7[illegible] S'TAX B* 195.00
AUG-7[illegible] PR'FEE B* .50
AUG-7[illegible] W'DEED B* 4.00 * 199.50

IN WITNESS WHEREOF, Grantor, this 2nd **day of** August, 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

An Administrator of Veterans' Affairs.

Witness:

*By George S. Foster

* 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

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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 2nd day of Aug. A. D. 19 78

My commission expires October 18, 1981.

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 or value of property transferred, whichever is greater, is $ 75,000, 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 7 day of Aug. 19 78.

Notary Public or Register

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
AUG 7 12 58 PM '78

IDENTIF. REFERENCE

E8131

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
RUSSELL B. BOWDEN & wife,
TOMMYE CLARE BOWDEN

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