[redacted] [redacted] [redacted] [redacted]

ELSTON, William E.

VA Form 26-6450a - JAN 1982
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 58-15 121	PROPERTY ADDRESS New Owner 3909 Creekway Court Send Tax Bills Nashville, Tennessee 37218
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, 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

LEONARD E. CATRON, a single person,

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whose address is PO Box 165
Linden, TN 37096

, 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, 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. 1985 Metro-Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 4735, Page 545, and in Book 4765, Page 567, Register's Office of Davidson County, Tennessee.
3. The Plan of record in Book 4675, Page 16, said Register's Office, shows 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 Paul E. Marcum, Trustee, dated January 24, 1985, of record in Book 6487, Page 872, Register's Office of 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/herself and his/her 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 26th day of June, 1985, has caused this instrument to be signed on Grantor's behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820 and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

HARRY N. WALTERS
The Administrator of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

Witness:

* _____

* _____

J 1: 7 4: 3 4:

IDENTIF. REFERENCE

Jul 1 2 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Veterans Administration Regional Office
Nashville TN Phone (615) 251-5243
Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

07/01 120.90- CHECK

3625

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me personally appeared KENNETH L. HARVEY, Loan Guaranty Officer,

to me known to be the person who executed the foregoing instrument in behalf of the Administrator of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee 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/she 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 June A. D. 19 85

My commission expires JUL 17 1988

NOTARY PUBLIC BRENDA S. ARCHBOLD DAVIDSON COUNTY, TENN.

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*Brenda S. Archbold

Notary Public

(Official title)

*Print, typewrite, or stamp name of the employee executing this instrument; 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 $ 57,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Leonard E. Catron

Affiant

Subscribed and sworn to before me this 26 day of June, 1985

L. Bates

Notary Public or Register

My Commission Expires April 20, 1986

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

LEONARD E. CATRON, 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, $ _____

Witness my hand,

_____, Register.

State tax ..... $ _____

Clerk's fee ..... $ _____

Total ..... $ _____

Paid _____ day of _____, 19__

_____, Clerk.

When recorded mail to—

626259

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

44000.00- CONT.
114.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 120.90-
3625A07/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 4 3 4

T
IDENTIF. REFERENCE

JUL 1 2 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149926