EDWARDS, Louis C.

BOOK 9795 PG 167

VA Form 26-6440a - JAN 1982
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 136-3-18	PROPERTY ADDRESS 3856 Lake Aire Drive, Nashville TN 37217
SEND TAX NOTICES TO: Dept.of Veterans Affairs(264) 110 9th Avenue So., Nashville TN 37203	THIS INSTRUMENT PREPARED BY: Ronald H. Dooley, Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED

THIS DEED, between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is U.S. Department of Veterans Affairs, Washington, D.C. 20420, hereinafter called Grantor, and **MYLES L MCSTERLING AND VALERIE E MCSTERLING**

whose address is

3856 Lake Aire Drive
Nashville TN 37217 , 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. 93 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, Pages 56, 57 and 58, Register's Office for Davidson County, Tennessee. Said Lot No. 93 fronts 121.07 feet on the westerly side of Lake Aire Drive and extends back 130.0 feet on the north line and 132.0 feet on the south line, to a dead line in the rear, measuring 74.85 feet thereon.

This conveyance is made subject to the following:
1. 1995 Metro Davidson Co. taxes.
2. Restrictive covenants contained in instrument of record in Book 4317, Page 17, in the Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 4175, Pages 56, 57 and 58, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Lake Aire Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 5 feet along the north and south lines of said lot.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated October 7, 1994, of record in Book 9494, Page 741 in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

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 **6th** day of **September**, 19**95**, 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.

JESSE BROWN

The Secretary of Veterans Affairs

*By _____ [SEAL]
WILLIAM F. LOW

Title **Assistant Loan Guaranty Officer**

Witness: _____

VETERANS AFFAIRS REGIONAL OFFICE
NASHVILLE, TN Phone (615) 736-5243

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

IDENTIF. & REFERENCE 0100315

95 SEP 14 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENN SSEE

BOOK 9795PG168

COUNTY OF DAVIDSON

Before me personally appeared WILLIAM E. LOE, Assistant Loan Guaranty Officer,

to me known to be the person who executed the foregoing instrument in behalf of the Secretary of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee of the Department of Veterans Affairs, a Department of the United States Government, and is duly authorized to execute this deed on behalf of said Secretary, and acknowledged that he/she voluntarily executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 6th day of Sept A. D. 95

My commission expires 9/26/98

Loretta Marie Buchanan

LORETTA MARIE BUCHANAN
Notary Public
(Official title)

LORETTA MARIE BUCHANAN NOTARY PUBLIC DAVIDSON COUNTY TENN. AT LARGE
OFFICERS HAVING SEAL MUST IMPRESS SAME

*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 $40,000.00, 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 11 day of September, 1995

Notary Public/or Register

1-20-99

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
MYLES L MCSTERLING AND VALERIE E MCSTERLING

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 ____

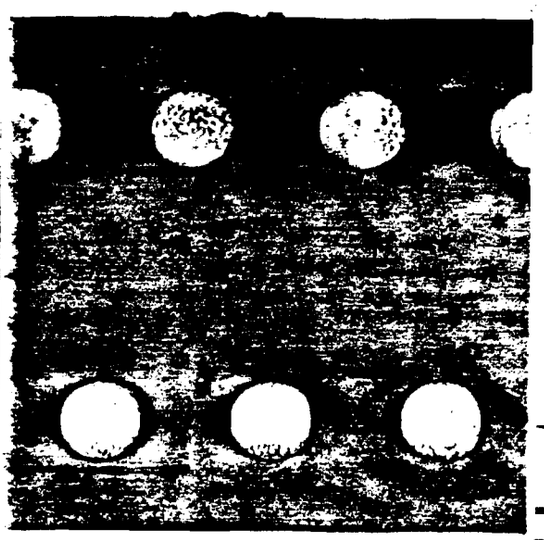
Fee paid, $ _____
Witness my hand, _____, Register.

State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____, 19__
_____, Clerk.

4132 09/14 0101-00 CHECK 12.50

626259



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

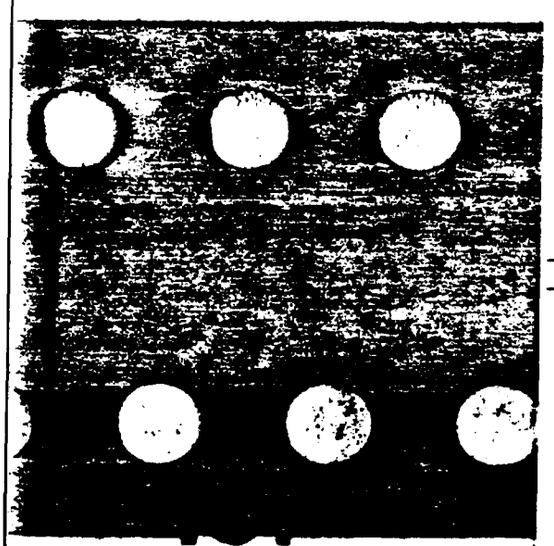
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 109000.00
CON TX 403.30
PRFEE 1.00
MDEED 8.00
TOTAL 412.30
CHECK 412.30

09/14/95 01 15:09 0001 4132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0100315
IDENTIF. ↑ REFERENCE

95 SEP 14 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952991