PEPPER, Noble E.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 97-8-A 001.00 CO#1	PROPERTY ADDRESS 110 Lake Chateau Drive Hermitage, Tennessee 37076
SEND TAX NOTICES TO: Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Avenue South, Nashville TN 37203	THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED

BOOK 7836 PAGE 46

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
M. BRUCE ARMSTRONG A SINGLE PERSON
whose address is Hermitage, Tennessee 37076

, 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 Hermitage, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being Unit A-1, together with carport designated No. 1 on the plan of Lake Chateau Condominiums, of record in Book 6250, Pages 607-610, amended in Book 7025, Pages 380-383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

This conveyance is made subject to the following:

1. **1989 Metro Davidson County Taxes.**
2. **Charter of Lake Chateau Homeowners Association, of record in Book 6870, Page 491, Register's Office for Davidson County, Tennessee.**
3. **Storm Water Detention Agreement of record in Book 6551, Page 765, said Register's** Office.
4. Option for right-of-way easement of record in Book 6599, Page 291, and right-of-way easement of record in Book 6651, Page 23, both of record in said Register's Office, granted South Central Bell Telephone Company.
5. Subject premises is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements, now or hereafter established over through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Lake Chateau, of record in Book 6639, Page 468, and by-laws appended thereto of record in Book 6639, Page 548, and Joinder Agreements of record in Book 6691, Page 308 and Book 6691, Page 314, all of 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/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.

Being the same property conveyed to Grantor by deed from First Investment Company, dated October 24, 1988, of record in Book 7690, Page 41, and re-recorded in Book 7742, Page 3, in the Register's Office for Davidson County, Tennessee.

MORTGAGEE: VETERANS ADMINISTRATION

IN WITNESS WHEREOF, Grantor, this 2nd day of May, 1989, 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.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

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)

Witness:

3 11 7 2

MAY 8 1 44 PM '89

*_____

*_____

STATE OF TENNESSEE

BOOK 7836 PAGE 47

COUNTY OF DAVIDSON

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 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 2nd day of May A. D. 19 89

My commission expires 9/9/89

* Deborah L. Bracken

Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*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 $ 58,200.00, 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 5th day of May, 1989

Notary Public or Register

My Comm. Exp. April 30, 1991

STATE OF TENNESSEE LARGE NOTARY PUBLIC SEAL

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
M. BRUCE ARMSTRONG
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.

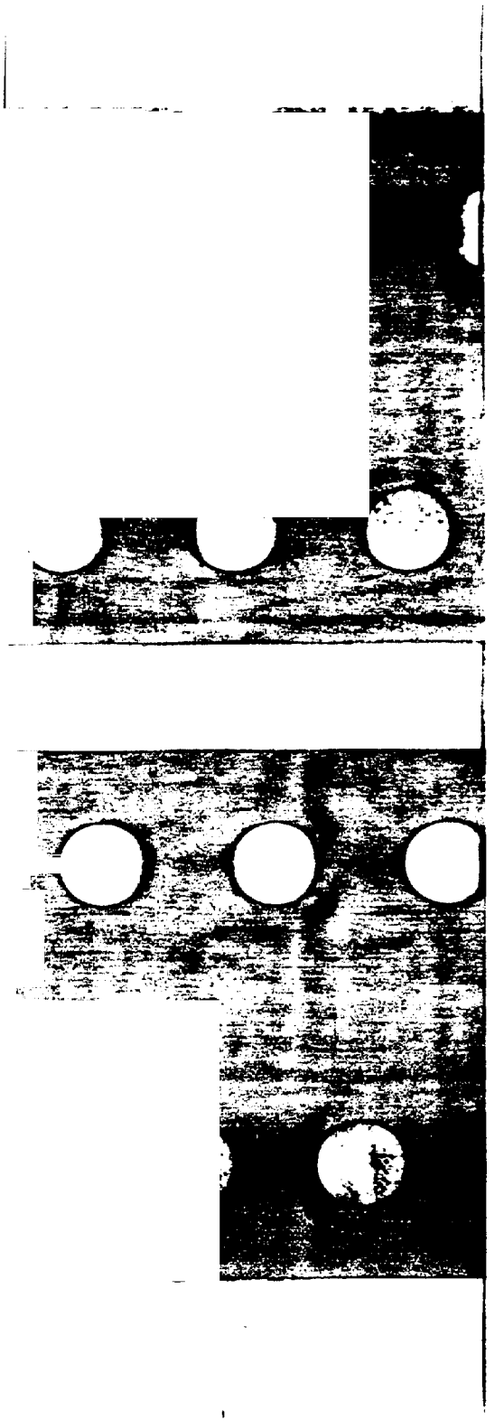
State tax ..... $ ____
Clerk's fee ..... $ ____
Total ..... $ ____

Paid ____ day of ____, 19__
, Clerk.

When recorded mail to—

198-89 626259 05/08/89 01:03PM CHECK 4638 0270

____



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7836 PAGE 48

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	58300.00
CON TX	192.39
PRFEE	0.50
WDEED	6.00
TOTAL	198.89
CHECK	198.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/89 01 13:45 0001 4020

3 1 1 7 2

IDENTIFICATION REFERENCE

MAY 8 1 44 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 207473