BOOK 8341 PAGE 586

BATTLE, William L.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 148-14-129	PROPERTY ADDRESS 143 Brenda Lane Antioch, Tennessee 37013
SEND TAX NOTICES TO Loan Guaranty Office(264) Veterans Affairs 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

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
RANDEL M. BUGG AND WIFE, KATHY D. BUGG
whose address is Antioch, Tennessee 37013

, 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 Antioch, County of Davidson, State of Tennessee, to wit:

SEE ADDENDUM

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Restrictive covenants contained in an instrument of record in Book 4451, Page 994, Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 4175, Page 144, Register's Office for Davidson County, Tennessee, which shows a 30-foot and a 20-foot minimum building setback line from Brenda Lane as to the portion of Lot No. 247 fronting thereon, and Brenda Court, respectively, and a 10-foot easement for public utilities and drainage purposes along the northerly line of said Lot No. 247.
4. Survey dated February 4, 1987, made by John Kohl & Co., P.C., shows gravel drive encroaches onto 10-foot public utility and drainage easement along rear lot line.

Being the same property conveyed to Grantors by deed from SouthTrust Mortgage Corporation, dated August 2, 1990, of record in Book 8172, Page 952, 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.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

IN WITNESS WHEREOF, Grantor, this 11th day of April, 19 91, 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.

Witness:
10720

IDENTIF. TREFERENCE

MAY 1 8 51 AM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

*_____

*_____

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)

STATE OF TENNESSEE

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 11th day of April A. D. 19 91

My commission expires 7/24/93

* Deborah L. Beecher
DEBORAH L. BEECHER
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 make oath that the actual consideration for this transfer or value of property transferred whichever is greater is $ 57,700.00 and that affiant is familiar with all the facts concerning the sale which this property transferred would command at a fair voluntary sale.

Randel M. Bugg
Affiant

Subscribed and sworn to before me this 20th day of April 1991

Elizabeth A. Moss
Notary Public or Deputy Register

ELIZABETH A. MOSS
MY COMMISSION EXPIRES OCT. 9, 1...

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
RANDEL M. BUGG AND WIFE,
KATHY D. BUGG

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

ADDENDUM

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 247 AND RESERVED PARCEL "A" ON THE PLAN OF COLEWOOD ACRES, SECTION 4, OF RECORD IN BOOK 4175, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 247 AND RESERVED PARCEL "A" WHICH FORM A CORNER TRACT, FRONT 95.00 FEET ON THE NORTHERLY MARGIN OF BRENDA COURT AND FRONT 124.44 ON THE EASTERLY MARGIN OF BRENDA LANE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 122.39 FEET ON THE NORTHERLY LINE AND 151.37 FEET ON THE BROKEN WESTERLY LINE TO A POINT OF INTERSECTION.

RMB
KDB

7917 05/01 0101 03CHECK 200.41



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8341 PAGE 589

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 57700.00
CON TX 190.41
PRFEE 1.00
WDEED 9.00
TOTAL 200.41
CHECK 200.41

05/01/91 01 08:51 0001 7917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10720

IDENTIF. REFERENCE

MAY 1 8 51 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 417576