WILLIAMS, Ronald F.

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

BOOK 8657 PAGE 714

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 16/106	PROPERTY ADDRESS 7201 Appleview Drive Joelton, TN 37080
SEND TAX NOTICES TO: SAME	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 BBC ENTERPRISES INC

whose address is 1160 Campbell Road
Goodlettsville, TN 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 Joelton, County of Davidson, State of Tennessee to-wit:
Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Section One, Lama Terra, of record in Book 4860, Page 33, Register's Office for said county.
Said Lot No. 4, which is a corner lot, fronts 175.0 feet on the southwesterly margin of Apple View Drive and fronts 134.54 feet on the westerly margin of Lama Terra Drive, said frontages being joined by a curve having a length of 36.69 feet, and extends back 260.14 feet on the southerly line and 269.78 feet on the westerly line to a point of intersection.
This conveyance is made subject to the following:
1. 1992 Davidson County Taxes.
2. Restrictive Covenants contained in instrument of record in Book 4766, Page 211, said Register's Office.
3. The Plan of record in Book 4860 at Page 33, said Register's Office, shows a 40-foot minimum building setback line from Apple View Drive, together with a designated building site, a 10-foot easement for public utility and drainage purposes along the southerly line of said lot, two 2.5 x 30-foot utility anchor easements located on the northwesterly and southeasterly corners of said lot, and subject to notes 2, 3, 4, 5, 6, & 7, and special note on said plan.
4. Survey by John Kohl and Company, dated June 5, 1987, discloses that the house serving subject property encroaches over the rear building site line, and the gravel drive and deck serving subject property encroach over the primary sewage soil absorption area.
5. The property described herein is subject to corrected assessment under TCA 67-3-603.
Being the same property conveyed to Grantor by deed from Robert Gamble and wife Virginia Gamble to Department of Veterans Affairs, dated June 11, 1991, of record in Book 8374, Page 319, in the 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.

3720 06/22 0101 03CHECK 261.93

IN WITNESS WHEREOF, Grantor, this 9th day of June, 19 92, 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.

2 1 5 1 3

IDENTIF. REFERENCE

JUN 22 4 15 PM '92

FELIX Z. LYON JR. REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

EDWARD J. DERWINSKI

The Secretary of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Witness:

*_____

*_____

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

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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 9th day of June A. D. 1992

My commission expires 9/16/95

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*Jean C. Long

JEAN C LONG

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 $ 68870.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Robert A. Bell, III President

Affiant

Subscribed and sworn to before me this 18th day of June 1992

Notary Public or Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,870.00

Robert A. Bell III

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June 1992

B. Edwards

Deputy Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
BBC ENTERPRISES INC

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 _____

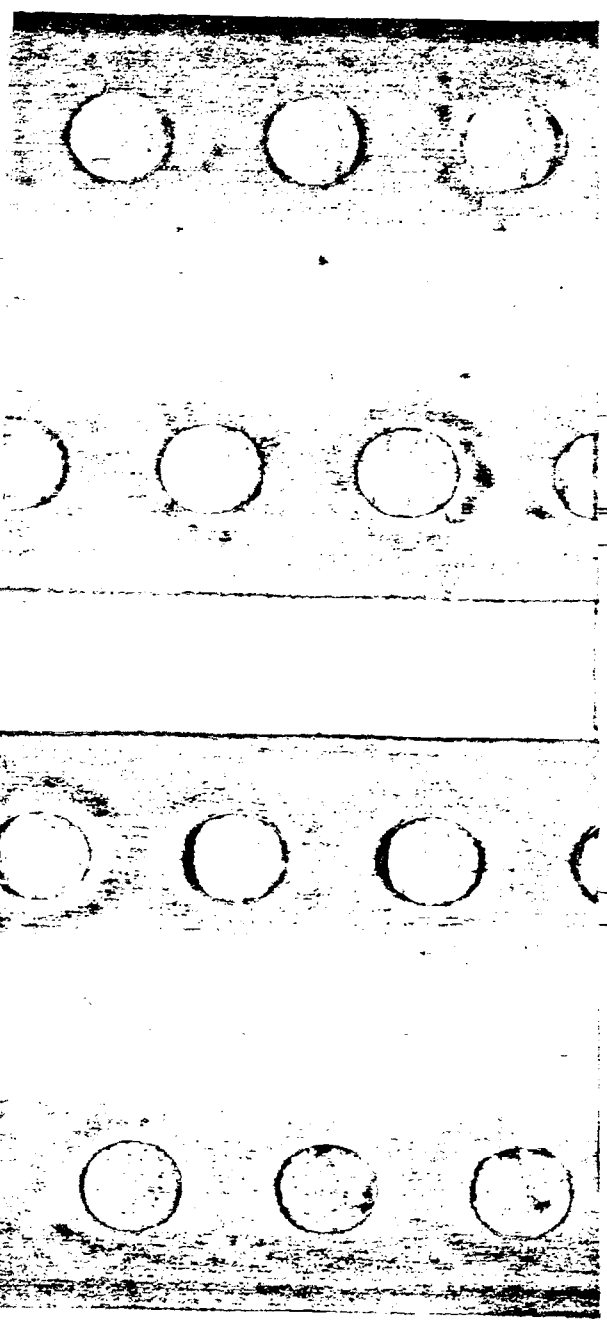
Fee paid, $ _____
Witness my hand, _____, Register.

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

Paid _____, 19__
_____ day of _____, Clerk.

When recorded mail to—

626259



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

RECEIVED OF _____

FOR _____

BOOK 8657 PAGE 716

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 68870.00
CON TX 254.93
PRFEE 1.00
WDEED 6.00
TOTAL 261.93
CHECK 261.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/22/92 01 16:15 0001 372(

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IDENTIF. †REFERENCE

JUN 22 4 15 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 543442