BOOK 8758 PAGE 629

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
511 Union Street, Suite 600
Nashville, Tennessee 37219

FROM: **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**
("Grantor")

TO: **LEON BUGGS AND WIFE, CAROLYN BUGGS**
("Grantee")

ADDRESS NEW OWNER:
Mail LEON BUGGS & CAROLYN
209 Macfie DR.
Madison, TN 37115

SEND TAX BILLS:

SAME

55321 REFERENCE

TAX PARCEL NUMBER

033-16;72

190.30

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Leon Buggs and wife, Carolyn Buggs (collectively "Grantee"), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First Tennessee Bank National Association has bargained and sold, and by these presents does transfer and convey unto Grantee, his heirs, successors and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 53 on the Plan of Section 1, PRIMROSE MEADOWS, of record in Book 4675, page 18, Register's Office for said County. Said Lot No. 53 fronts 65.0 feet on the westerly margin of Macfie Drive, and extends back 188.45 feet on the northerly line and 159.87 feet on the southerly line, to a broken line in the rear, measuring 98.15 feet thereon.
>
> Being the same property conveyed to First Tennessee Bank National Association by Substitute Trustee's Deed recorded on March 23, 1992 in Book 8581, page 610, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 213-215 Macfie Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for 1992 real property taxes, which will be paid in full by Grantee, and any other matters specifically mentioned herein.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs,

successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but no further or otherwise.

The word "grantee" as used herein shall mean "grantees" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS this 15th day of October, 1992.

FIRST TENNESSEE BANK
NATIONAL ASSOCIATION

By: _____

Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Heather C. Dye, a Notary Public of said State and County aforesaid, personally appeared David W. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice-President for First Tennessee Bank National Association and that he as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of October, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 5/28/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $49,000.00.

_____
AFFIANT

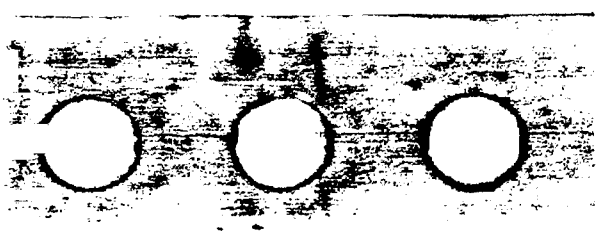
Subscribed and sworn to before me, this 15th day of October, 1992.

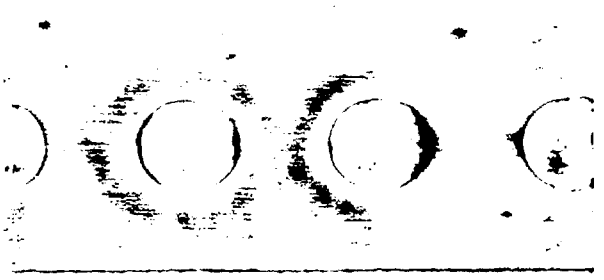
_____
NOTARY PUBLIC

My Commission Expires: 5/28/95

N VRS12273 V1

[redacted]





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	49000.00
CON TX	181.30
PRFEE	1.00
WDEED	8.00
TOTAL	190.30
CHECK	190.30

10/15/92 01 16:25 0001 1229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55321

RECEIPT/REFERENCE

OCT 15 1 24 PM '92

DAVIDSON COUNTY, TN

No. 580719