WHISNER, Terry

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 148-09-137	PROPERTY ADDRESS 3915 Creekside Drive, Nashville TN 37211
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 **BARRY C. BUGGS, A MARRIED PERSON**

whose address is

SAME

, 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. 54 on the Plan of Locustwood Subdivision, Section 5, as of record in Book 2663, page 43, Register's Office for said County.

Said Lot No. 54 fronts 70 feet on the westerly side of Creekside Drive and extends back 173 feet on the northerly line and 182 feet on the southerly line to a dead line, which is a broken line, measuring 70 feet thereon.

This conveyance is made subject to the following:

1. 1993 Metro Davidson County taxes.

2. Easement granted Metropolitan Government of Nashville & Davidson County of record in Book 6280, Page 142, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 2663, Page 43, said Register's Office, shows a 30 foot minimum building setback line from Creekside Drive and a 10 foot easement for public utility purposes along the west (rear) line of said lot and a 1.5 foot x 15 foot utility anchor easement located on the northeast corner of said lot.

Being the same property conveyed to Grantor by deed from LOMAS MORTGAGE USA, INC., dated June 15, 1992, of record in Book 8655, Page 910, 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.

4571 01/11 0101 03CHECK 245.43

IN WITNESS WHEREOF, Grantor, this **4th** day of **January**, 19**93**, 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.

ANTHONY J. PRINCIPI
Acting Secretary of Veterans Affairs

*By ~~KENNETH D. HARVEY~~ [SEAL]

Title Loan Guaranty Officer

Witness:

*

*

8 1 4 3

IDENTIFICATION REFERENCE

JAN 11 12 15 PM '93

DAVIDSON COUNTY, TN

PICK-UP

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 4th day of Jan. A. D. 1993

My commission expires 09/16/95

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*Jean C. Long

JEAN C. LONG

~~Notary Public~~ (Official title)

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*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

We hereby swear or affirm that the actual consideration or transfer or value of property transferred, whichever is $ 13,900.00 which amount is equal to or greater than the amounts which the property transferred would command at a fair voluntary sale.

Barry C. Buggs Affiant

Subscribed and sworn to before me this 4th day of January, 1993

Elizabeth A. Moss Notary Public or Register

ELIZABETH A. MOSS
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES SEPT. 16, 1995

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS

TO
BARRY C BUGGS, A MARRIED 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 _____

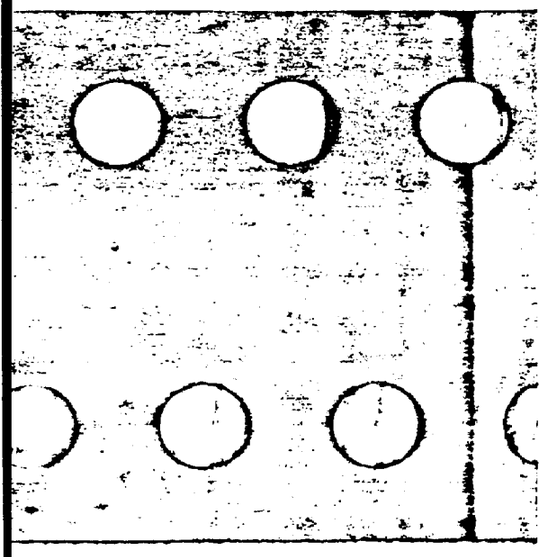
Fee paid, $ _____
Witness my hand, _____, Register.

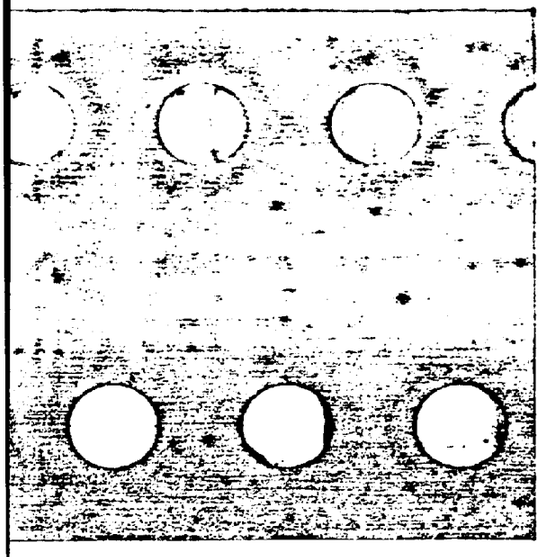
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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

When recorded mail to—

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 63900.00
CON TX 236.43
PRFEE 1.00
WDEED 8.00
TOTAL 245.43
CHECK 245.43

01/11/93 01 12:14 0001 4571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8144 3

IDENTIFT REFERENCE

JAN 11 12 15 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 609355