SWIFT, Hershal G.

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LH-227801 -TENN

VA FORM 26-6440, AUG 1971
SECTION 1820, TITLE 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 11, Parcel 103	PROPERTY ADDRESS Rt. 3, Freeman Rd., Goodletsville, Tennessee
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Ave., South, Nashville, Tenn. 37203	THIS INSTRUMENT PREPARED BY: Edward Seddon

WARRANTY DEED

THIS DEED, between Mortgage Associates, Inc.
a corporation organized and existing under the laws of the State of Delaware **, with its principal office located at** 1835 Savoy Dr., Atlanta **in the county of** Dekalb **, State of** Georgia **, hereinafter called Grantor, and the Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D.C. 20420, hereafter called Grantee.**

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, and unto his successors in such office, as such, and his or their assigns, certain property described as follows:

APR-8[illegible] MISC B* 4.00 * 4.00

Land in the 10th Civil District of Davidson, County, Tennessee, as described according to a survey by John Kohl, Surveyor, dated January 30, 1975, described as follows:

Beginning at a point in the center of Freeman Road, the southeast corner of subject tract; thence leaving said road S 72°07' W, 322.09 feet to a point in the east line of the Dennis Parker land; thence with Parker's east line N 15°02' W, 519.57 feet to a point in the south line of the property conveyed to William Earl Ayers and wife by deed from Earl Ayers and wife, of record in Book 4489, Page 791, Register's office, Said County, the northwest corner of the subject property; thence with the south line as set forth in said deed S 87°52' E, 270.0 feet to a point; thence S 23°45' E, 105.6 feet to a point; thence S 40°27' E, 82.8 feet to a point in the center of Freeman Road; thence S 17°53'E, 245.00 feet tothepoint of Beginning, containing 3.21 acres, more or less.

[Grantor also assigns and transfers to Grantee herein all of Grantor's claims and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

Said judgment was entered , 19 , in cause No. in the court of county, volume , page ; of the minutes.]

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and his successors in such office, as such, and his or their assigns, forever.

Grantor covenants with the said Grantee and his successors and assigns that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, this 22nd **day of** December **, 19** 75 **has caused this instrument to be executed for it by its undersigned officer(s) thereunto duly authorized by its board of directors, evidence whereof being found in Exhibit A below[X] (documents recorded in vol. , page , of Register's Office of said County) such evidence being incorporated herein by reference, and sealed with its corporate seal.**

[CORPORATE SEAL]

MORTGAGE ASSOCIATES, INC.

ATTEST: ***By** Gerald G. Tyrrell, President

* Carole Harp
Carole Harp, Assistant *Secretary.* *President.*

STATE OF ~~TENNESSEE~~XX Georgia }
COUNTY OF Dekalb } ss:

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Before me appeared Gerald G. Tyrrell to me personally known, who, being by me, duly sworn, did say that he is the President of MORTGAGE ASSOCIATES, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by him on behalf of said corporation by authority of its board of directors and said Gerald G. Tyrrell acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 22nd day of Dec. A.D. 1975.

Notary Public Georgia State at Large

My commission expires My Commission Expires May 22, 1978

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Donald S. Stein, Notary
(Official title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am secretary of MORTGAGE ASSOCIATES, INC., being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Administrator of Veterans' Affairs, a deed dated 22nd day of December, 19 75.

2. Gerald G. Tyrrell, who executed said deed on behalf of said corporation, as President thereof, was at the time he executed the same the duly elected, qualified, and acting President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 30th day of June, 19 75.

3. Said officer who executed said deed was duly authorized to execute it on behalf of said corporation by virtue of

y { the bylaws of the board of director
z { a resolution of the board of directors } duly adopted on the 30th day of June, 19 75.

4. I have custody of, have examined said records, and know the above to be true.

[CORPORATE SEAL]

* Carole Harp
Carole Harp, Assistant Secretary

NOTE TO RECORDER.—The following notes are not part of this instrument and are not to be recorded.
NOTE 1.—(a) Delete paragraph [ ] before signing, if inapplicable.
(b) Delete words in parentheses (X) unless evidence afforded by Exhibit A has been recorded previously. If previously recorded in county where hereindescribed land is situated, fill blanks at (X) and strike out underscored words preceding (X) and all of Exhibit A.
(c) Draw line through inapplicable statement (y, z) of Exhibit A.
*NOTE 2.—PRINT, TYPEWRITE, OR STAMP names of persons executing this instrument: also name of official taking acknowledgment immediately underneath such signatures.

(This space for use of Register)

WARRANTY DEED

FROM
MORTGAGE ASSOCIATES, INC.

TO
Administrator of Veterans' Affairs

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record this ____ day of ____, A. D. 19__ at ____ o'clock ____ M. Noted in Note Book ____ page ____, and recorded in Book ____ of Deeds ____ Vol. ____, page ____

D 4377

REFERENCE

APR '76

State tax ..... $
Recording fee ..... $
Total ..... $

Paid ____ day of ____, 19__
Witness my hand, ____, Register.
When recorded mail to

49581