LH-237187, NICKENS, Irvin D.

5059 PAGE 746

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 46 77PW	PROPERTY ADDRESS 174 Bull Run Rd. Ashland City,TN 37015
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Ave., South, Nashville, Tenn.37203	THIS INSTRUMENT PREPARED BY: 4015 Travis Dr. C. Edward Coomer,Atty. Nashville,TN37211

WARRANTY DEED

THIS DEED, between Dobson & Johnson, Inc.
a corporation organized and existing under the laws of the State of Tennessee, with its principal office located at Nashville in the county of Davidson, State of Tennessee, 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:

Land in the 13th Civil District of Davidson County,Tennessee, being part of the property conveyed to Janel Williams, Trustee, by deed from Tyree Harris, Trustee, of record in Book 3570,page 91, Register's Office for said County, described as follows: BEGINNING in the centerline of Bull Run Road at the point 1924 feet northeast from the northeast corner of the property conveyd to Blanche Anderson, of record in Book 2704, page 94, Register's Office for said County, and running thence with the centerline of Bull Run Road, north 57 deg. 30' east 112 feet; thence south 27 deg. 20' east 762 feet; thence South 2 deg. 30' west 231 feet; thence north 27 deg. 20' west 948 feet to the point of beginning, and containing 2.2 acres more or less.

Substitute Trustee's

Being the same property conveyed to Dobson & Johnson, Inc. by/deed from C. Edward Coomer, Substitute Trustee of record in Book 5032,page 744,Register's Office for Davidson County,TN.

[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 26th day of July, 19 76 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* (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]

Dobson & Johnson, Inc.

*ATTEST: *By

Barbara Adams Secretary. Administrative Vice President.

STATE OF TENNESSEE

COUNTY OF DAVIDSON } ss:

BOOK 5059 PAGE 747

Before me appeared Gloria Riches to me personally known, who, being by me, duly sworn, did say that he is the Administrative Vice President of Dobson & Johnson, 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 Gloria Riches 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 26th day of July A.D. 19 76 .

My commission expires 2-6-78

OFFICERS HAVING SEAL MUST IMPRESS SEAT

* Connie J. Bailey

(Official title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am secretary of Dobson & Johnson, Inc. , being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Administrator of Veterans' Affairs, a deed dated 26th day of July , 19 76 .

2. Gloria Riches , who executed said deed on behalf of said corporation, as Administrative Vice President thereof, was at the time he executed the same the duly elected, qualified, and acting Administrative Vice President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 1st day of July , 19 76 .

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 1st day of July , 19 76 .

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

* Barbara S. Adams

[CORPORATE SEAL]

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)

AUG23'76 MISC B* 4.00 * 4.00

Dickens.

WARRANTY DEED

FROM

DOBSON & JOHNSON, INC.

TO

Administrator of Veterans' Affairs

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the ____ day of D64283

IDENTIFICATION REFERENCE

D. 19 Noted in Note Book T

Aug 23 9 42 AM '76

at ____ o'clock ____ M. and recorded in Book of Deeds

page ____ , page ____

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Vol. ____ , page ____

State tax ..... $ ____

Recording fee ..... $ ____

Total ..... $ ____

Paid ____ day of ____ , 19 ____

Witness my hand, ____ , Register.

When recorded mail to—

49568