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Gardner, Wm. C. et ux

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 71 Par.101; 13DA19830	PROPERTY ADDRESS 1316 Avondale Circle, Nashville, TN 37207
SEND TAX NOTICES TO: Veterans Administration Loan Guaranty Officer, Regional Office 110 9th Avenue, South Nashville, Tenn. 37203	THIS INSTRUMENT PREPARED BY: Michael J. Philbin, 300 James Robertson Parkway, Nashville, TN 37201

WARRANTY DEED

THIS DEED, between The Kissell Company a corporation organized and existing under the laws of the State of Ohio, with its principal office located at 30 Warder Street Springfield, Ohio in the county of Clark, State of Ohio, 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:

Being Lot No. 14 on the Plan of Trinity Hills Village, Section 1, which is of record in Book 4175, Page 62, Register's Office for Davidson County, Tennessee reference to which plan is hereby made for a more complete description.

Being the same property conveyed to The Kissell Company by deed of record in Book 5637, Page 354, Register's Office for said County.

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
$ SEP 22 8 27 AM '80

IDENTIF. REFERENCE

G 0 8 7 8 3

[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 16th day of September, 19 80 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]

THE KISSELL COMPANY

ATTEST:

*By

*

Ethel G. Smith, Assistant Secretary.

H. Joseph Carmazzi

Vice President.

STATE OF OHIO

COUNTY OF CLARK } ss:

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Before me appeared H. Joseph Carmazzi to me personally known, who, being by me, duly sworn, did say that he is the Vice President of The Kissell Company 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 Ethel G. Smith 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 16th day of September A.D. 1980.

My commission expires _____

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Kathryn D. Murphy
KATHRYN D. MURPHY, Notary Public
~~In and for the State of Ohio~~
(Official title)
My Commission Expires Aug. 10, 1982

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am Assistant secretary of The Kissell Company, being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Administrator of Veterans' Affairs, a deed dated 16th day of September, 1980.

2. H. Joseph Carmazzi, who executed said deed on behalf of said corporation, as Vice President thereof, was at the time he executed the same the duly elected, qualified, and acting Vice President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 22nd day of July, 1980.

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

~~x. the by-laws of the board of director~~
z. a resolution of the board of directors } duly adopted on the 25th day of April, 1980.

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

[CORPORATE SEAL]

* Pamela J. Fenner
Pamela J. Fenner, 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
THE KISSELL COMPANY

TO
Administrator of Veterans' Affairs

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 _____

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

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

49-5681