K# 273149-5/kb

DAVID SIMS VA#LH-294339-TN

BOOK 5758 PAGE 121

TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 1027 North 6th Street, Nashville, TN 37207
Map#82-4 Parcel#122, Field Book #20W29725	
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration, 110 9th Avenue South, Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Attorney 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 , with its principal office located at Springfield 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 the southerly one-half of Lot No. 20 on the Map of A. W. Will's Subdivision of the McFerrin Lands, of record in Book 57, Page 82, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 20 fronts 37.2 feet on the easterly side of North 6th Street and extends back between parallel lines, 165 feet to an alley.

BEING the same property conveyed to The Kissell Company by Trustee's Deed of Record in Book 5743 Page 823 , R.O.D.C.

MAIL ENV.

IDENTIF. REFERENCE

JUN 17 8 47 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

G 4 6 5 3 9

[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 19th day of May , 1981 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 H. Joseph Carmazzi, Vice President

*President.

STATE OF ~~TENNESSEE~~ X OHIO
COUNTY OF CLARK } ss:

BOOK 5758 PAGE 122

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 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 19th day of May A.D. 1981 .

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

My commission expires KATHRYN D. MURPHY, Notary Public In and for the State of Ohio My Commission Expires Aug. 10, 1982

* Kathryn D. Murphy
(Official title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am ~~secretary~~ assistant 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 19th day of May , 1981 .

2. H. Joseph Carmazzi , who executed said deed on behalf of said corporation, as Vice ~~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 25th day of April , 1981 .

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

y { ~~the by-laws of the board of director~~ } duly adopted on the 27th day of April , 1981 .
z { a resolution of the board of directors }

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

[CORPORATE SEAL]

* Marcia Esty
Marcia Esty, 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 hereinafter described 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 signature.

(This space for use of Register)

[FILED MAY 22 1981]

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—

495681