VA #LHG-283893-TN
James J. Coggins and wife,
Gracie M. Coggins

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. F.B. 12DA46110 Map 72-9 Par. #53	PROPERTY ADDRESS 937 Oneida Ave., Nashville, TN 37207
SEND TAX NOTICES TO: Administrator of Veteran's Affairs Loan Guaranty Office 110 9th Ave. South Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Michael J. Philbin, One Union Street Nashville, TN 37201

BOOK 6253 PAGE 311

WARRANTY DEED

THIS DEED, between The Chemical Mortgage Company **a corporation organized and existing under the laws of the State of** Ohio **, with its principal office located at** Columbus **in the county of** Franklin **, 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. 110 on the Plan of Victory Heights Subdivision as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 110 fronts 60 feet on the north side of Oneida Avenue and runs back between lines 157.4 feet on the west line and 156.7 feet on the east line to a deadline in the rear on which it measures 60 feet.

Included herein, but expressly excluded herefrom is property described in a deed of record in Deed Book 4097, Page 496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Chemical Mortgage Company by a Trustee's Deed of record in Book 6229, Page 98, Register's Office for said County.

This is improved property also known as 937 Oneida Avenue, Nashville, TN 37207.

[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 29th day of February, 1984 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.

CHEMICAL MORTGAGE COMPANY [CORPORATE SEAL]

ATTEST:
*
Stuart L. Dreifke, Assistant Secretary.

*By
Jerry L. Rudisill, Senior Vice-President

R.L. Ingle, Assistant Vice-President.

STATE OF OHIO
COUNTY OF FRANKLIN } ss:

BOOK 6253 PAGE 312

Before me appeared Jerry L. Rudisill & R.L. Ingle to me personally known, who, being by me, duly sworn, did say that they are the Sr.V.P. & Asst. V.P. President of Chemical Mortgage 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 them on behalf of said corporation by authority of its board of directors and said Sr. Vice-President & Asst. Vice-President 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 29th day of FEB. A.D. 19 84 .

My commission expires MY CO... ...ber 14, 1986

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Cynthia K Manning
Cynthia K. Manning, Notary
(Official title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am Assistant secretary of Chemical Mortgage Company, being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Administrator of Veterans' Affairs, a deed dated 29th day of February, 1984 .

2. Jerry L. Rudisill & R.L. Ingle, who executed said deed on behalf of said corporation, as Sr.V.P. & Asst. Vice-President thereof, was at the time they executed the same the duly elected, qualified, and acting Senior V. P. & Asst.Vice-President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 12th day of January, 19 83 .

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

y ~~[a resolution of the board of directors]~~ X
z [a resolution of the board of directors] duly adopted on the 12th day of January, 19 83 .

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

* Stuart L. Dreifke
Stuart L. Dreifke, Assistant Secretary

[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)

MAIL ENV.

FEE $ 7.00 REGISTER
DAVIDSON COUNTY, TN.
MAR 21 8 48 AM '84

IDENTIF. REFERENCE

T.I. 0001

WARRANTY DEED

FROM
CHEMICAL MORTGAGE 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