VA FORM 26-6440, FEB 1982
SECTION 1820, TITLE 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 70-9 Par. 107	PROPERTY ADDRESS 3107 Curtis Street. Nashville, TN 37218
SEND TAX NOTICES TO: VA Regional Office, 110 9th Ave. S., Nashville, Tn. 37203	THIS INSTRUMENT PREPARED BY: Richard D. Taylor, Jr.

WARRANTY DEED

BOOK 6310 PAGE 156

THIS DEED, between Kissell Company **a corporation organized and existing under the laws of the State of** Ohio **, 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 c/o Director, VA Regional Office, 110 9th Avenue, S., Nashville, TN 37203, 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/her successors in such office, as such, and his/her or their assigns, certain property described as follows:

Being Lot No. 1 and the easterly 23 feet of Lot No. 2 on the Map of Bordeauxmont, not record. Said Lot No. 1 and Part of Lt No. 2 adjoin and front together 75 feet on the southwesterly margin of Curtis Street and run back between parallel lines, with the northwesterly margin of Goodrich Avenue, 150 feet to the northeasterly line of Lot No. 5 of said Map.

Being also the same property conveyed to the Kissell Company from Richard D. Taylor, Jr., Trustee by substitution, by an instrument dated March 26, 1984, and of Record in Book 6289, Page 996 Registers Office for Davidson County, Tennessee.

This is improved property also known as 3107 Curtis Street, Nashville, TN 37218

"The warranties of title herein stated may be limited by reason of the statutory right of redemption arising under Tennessee Code Annotated § 66-8-101 et seq. presently held by Grayson B. Wallace and wife, Bettye J. Wallace or by any other party incident to the foreclosure of the deed of trust of record in Book 5601, Page 748, Register's Office for Davidson County, Tennessee, as evidenced by the Trustee's Deed referred to in the foregoing derivation clause."

[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/her successors in such office, as such, and his/her or their assigns, forever.

Grantor covenants with the said Grantee and his/her 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/her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, this 11th **day of** May **, 19** 84 **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

* Marcia Esty Assistant *Secretary.*

Aleita Ailes Vice *President.*

STATE OF Ohio
COUNTY OF Clark } ss:

BOOK 6310 PAGE 157

Before me appeared Aleita Ailes to me personally known, who, being by me, duly sworn, did say that he/she 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/her 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 11th day of May A.D. 19 84 .

My commission expires MARGO J. SHEPARD, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 18, 1988

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Margo J. Shepard
(Official title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am 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 11th day of May , 19 84 .

2. Aleita Ailes , who executed said deed on behalf of said corporation, as Vice President thereof, was at the time he/she 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 23rd day of April , 19 83 .

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 25th day of October , 19 83 .

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

[CORPORATE SEAL]

* Ethel G. Smith
Ethel G. Smith
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)

MAIL ENV.

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 _____
Witness my hand, _____, Register.

DAVIDSON COUNTY, TN
FELIX Z. HAISLIP, REGISTER
JUN 7 8 53 AM '88

IDENTIF. REFERENCE

When recorded mail to—

District Counsel
Veterans Administration
110 9th Avenue, S.
Nashville, TN 37203

I 2 7 4 0 1

626357