- LH-308 123 KIRBY, Vernon D.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 051-08-0 169.00	PROPERTY ADDRESS 210 East Due West, Madison, Tennessee 37115
SEND TAX NOTICES TO: VA Regional Office 110 9th Ave. S. ,Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: I. Dyke Tatum, Attorney Suite 200, Realtors Bldg., 306 Gay Street Nashville, Tennessee 37201

WARRANTY DEED

BOOK 6410 PAGE 793

THIS DEED, between FIRST INVESTMENT 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 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:

LAND in Davidson County, Tennessee, in the 11th Civil District, being Lot No. 3 on the unrecorded Map of Core Subdivision, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, dated December 5, 1954, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue, the corner of Lots 2 and 3; being 352 feet east of the east margin of Argle Avenue; thence with the line between said lots, South 3° 45' east 150 feet to a point; thence south 75° 15' east 57 feet to a point, the corner of Lots 3 and 4; thence with the line between said lots, north 4° 45' east 162 feet to the south margin of said Avenue; thence with the margin of the same south 86° 15' west 80 feet to the point of beginning.

BEING the same property conveyed to First Investment Company by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6380, page 663, Register's Office for Davidson County, Tennessee.

1588347 IDENTIF. REFERENCE
OCT 25 8 58 AM '84
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAIL EMV

[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 4th day of October, 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]

FIRST INVESTMENT COMPANY

ATTEST:

*By Douglas Simson

* Daniel E. Fiorini Treasurer

President.

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF FRANKLIN } ss:

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Before me appeared Douglas Simson to me personally known, who, being by me, duly sworn, did say that he/she is the President of FIRST INVESTMENT 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 4th day of Oct. A.D. 19 84.

My commission expires JEANNE L. DARST My Commission Expires May 20, 1989

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Jeanne L. Darst
(Official title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am Treasurer First Investment Company, being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Administrator of Veterans Affairs, a deed dated 4th day of October, 19 84.

2. Douglas Simson, who executed said deed on behalf of said corporation, as President thereof, was at the time he/she executed the same the duly elected, qualified, and acting President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 17th day of January, 19 84.

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 17th day of January, 19 84.

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

[CORPORATE SEAL]

* Daniel E. Fiorini
Daniel E. Fiorini-Treasurer

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

626357