K#010356-4 JM 7-1-86

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

BROWN, O. Bobby 332 948

TENNESSEE

Field Bk #13DA-68599	INFORMATION FOR TAX ASSESSOR
TAX PARCEL NO. Map #59-14, Parcel #245	PROPERTY ADDRESS 3833 Buena Vista Pike, Nashville, TN 37218
SEND TAX NOTICES TO: Administrator of VA Affairs Loan Guaranty Office 110 Ninth Avenue, South Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Michael J. Philbin, Atty., One Union Street, Nashville, TN 37201

WARRANTY DEED

BOOK 6970 PAGE 306

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 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:

Land in Davidson County, Tennessee and more particularly described as follows, to wit:

Being Lot No. 2 on the Plan of Hillmore Subdivision, of record in Book 6250, Page 195, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to The Kissell Company, an Ohio corporation, by Michael J. Philbin, Successor-Trustee, by Trustee's Deed of record in Book 6897, Page 986, R.O.D.C., TN.

This is improved property also known as 3833 Buena Vista Pike, Nashville, Tennessee 37218.

IDENTIFICATION REFERENCE

SEP 5 9 57 AM '86

REGISTER DAVIDSON COUNTY, TN

[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 1st day of JULY, 19 86 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

*Eleanor K. Magnone

ELEANOR K. MAGNONE ASST. Secretary.

ROGER D. JOHNSON

VICE President.

STATE OF OHIO
COUNTY OF CLARK } ss:

BOOK 6970 PAGE 307

Before me appeared ROGER D. JOHNSON 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 1st day of JULY A.D. 1986

KAREN S. GRUBE, Notary Public
In and For The State of Ohio
My Commission Expires April 5, 1989

My commission expires

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Karen S. Grube

(Official title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am ~~secretary~~ ASST. 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 1st day of JULY, 19 86.

2. ROGER D. JOHNSON, who executed said deed on behalf of said corporation, as ~~VICE~~ 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 25th day of APRIL, 19 80.

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 26th day of JANUARY, 1981.

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

[CORPORATE SEAL]

* Shirley A. Walls
SHIRLEY A. WALLS ASST. 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,
an Ohio corporation
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