89-0901-FI (0086) VAWD

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

NO MORTGAGEE
New Owner - Send Tax Bills:
VETERNS ADMINISTRATION
LOAN SERVICING AND CLAIMS
110 9TH AVENUE, SOUTH
NASHVILLE, TN, 37203

BOOK 7935 PAGE 465

96-14-247
BOX 22

WARRANTY DEED

THIS DEED, between FIRST INVESTMENT COMPANY, with its principle offices located at P. O. BOX 749 COLUMBUS OH 43216, herin after called Grantor, and the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is c/o Director LOAN SERVICING AND CLAIMS 110 9TH AVENUE, SOUTH NASHVILLE TN 37203, hereafter called Grantee.

RE-RECORD BOOK 7985 PAGE 398

WITNESSETH, That said Grantor for and ~~in consideration~~ of the sum of ten dollars ($10.00) and other valuable consideration, reciept 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 thier assigns, certain property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 227, on the Plan of Hickory Bend Subdivision, Section 4, as of record in Plat Book 4175, page 34, said Register's Office.

SAID Lot No. 227 fronts 70.0 feet on the westerly side of Boulder Park Drive and runs back 119.6 feet on the northerly line to a witness line, and on 30 feet, more or less, to the center of McCrory Creek, and runs back 115.8 feet on the southerly line to a witness line, and on 20 feet, more or less, to the center of McCrory Creek measuring 71.10 feet on the said witness line, and measuring 71 feet, more or less along the center line of McCrory Creek according to survey dated October 2, 1980 by Larry L. Campbell, Registered Land Surveyor Tennessee No. 665.

BEING the same property conveyed to Harold Varden by Quitclaim Deed from Robert H. Petty, of record in Book 6422, page 135, in the Register's Office for Davidson County, Tennessee.

And being further conveyed to FIRST INVESTMENT COMPANY by Substitute Trustee's Deed from I. DYKE TATUM, Substitute Trustee, of record in Book 7917, page 306, in the Register's Office for DAVIDSON County, Tennessee.

Grantor also assigns and tranfers 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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns forever.

AND the Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

FIRST INVESTMENT COMPANY, further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 11th day of August, 1989.

FIRST INVESTMENT COMPANY

ATTEST:

BY: _____
Douglas Simson, President

_____
Daniel E. Fiorini, Treasurer

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STATE OF OHIO }
} ss.
COUNTY OF FRANKLIN }

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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 direction and said President, Douglas Simson 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 August A.D. 19 89.

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My commission expires 10-20-92

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Robert Edward Grove
Notary Public
(Official Title)

ROBERT EDWARD GROVE
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES OCT. 20, 1992

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am secretary of 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 11th day of August, 19 89.

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 10th day of July, 19 89.

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)
{ } duly adopted on the 10th
{ } day of July, 19 89.
x (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]

* Sherran S. Blair
Sherran S. Blair, Secretary

5044 11/16 0101 03CHECK 6.00

3534 09/12 0101 03CHECK 6.00

65142

IDENTIFICATION REFERENCE

SEP 12 8 48 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

NOV 16 11 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD

82602