This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 2866
Nashville, Tennessee 37219
(615) 726-5600

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WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel
The Secretary of Veterans Affairs	Same	96-16-121

110 9th Avenue, South
Room A 349
Nashville, Tennessee 37203

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, Mellon Financial Services Corporation #7 ("Grantor"), have bargained and sold and do hereby transfer and convey unto The Secretary of Veterans Affairs ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Being Lot No. 4 on the Plan of Larchwood, Section "One-A", as of record in Plat Book 5060, page 137, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Mellon Financial Services Corporation #7 by Trustee's Deed from Ben A. Burns, Substitute Trustee, of record in Book 8006, page 270, Register's Office of Davidson County, Tennessee.

This is improved property known as 753 Fitzpatrick Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for real estate taxes and Grantee agrees to assume.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of February, 1990.

MELLON FINANCIAL SERVICES CORPORATION #9

By: Gerald H. Mitchell
GERALD H. MITCHELL
Title: VICE PRESIDENT

STATE OF COLORADO)
)
COUNTY OF DENVER)

This transfer is exempt from tax pursuant to T.C.A. § 67-4-409(a)(5) and no oath of value shall be required.

Subscribed and sworn to before me, this 12th day of February, 1990.

Bonita M. Bishop
NOTARY PUBLIC
Bonita M. Bishop

My Commission Expires:

March 3, 1993

STATE OF COLORADO)
)
COUNTY OF DENVER)

Personally appeared before me, Bonita M. Bishop, a Notary Public in and for said County and State, Gerald H. Mitchell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged, under oath, that he is the Vice President of Mellon Financial Services Corporation #9, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of February, 1990.

Bonita M. Bishop
NOTARY PUBLIC
Bonita M. Bishop

My Commission Expires:

March 3, 1993

07405

IDENTIF. TREFERENCE

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DAVIDSON COUNTY TN

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