File 43

GENERAL WARRANTY DEED

BOOK 8059 PAGE 618

FROM: Cowger & Miller Mortgage Company

TO: Secretary of Veteran's Affairs

This instrument prepared by:
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

NAME AND ADDRESS OF NEW OWNER	NAME AND ADDRESS OF PERSONS OR OF ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES	MAP - PARCEL NUMBER(S)
Secretary of Veteran's Affairs 110 Ninth Avenue, S. Nashville, TN 37203	Same as New Owner	MAP #108-12 PARCEL #86 03D 89413

Mortgagee: None
VA #: LH-340976
Prior Mortgagor: Harold Cowan and Barbara B. Cowan

THIS DEED, between Cowger & Miller Mortgage Company, a corporation organized and existing under the laws of the State of Kentucky, with its principal office located at Three Riverfront Plaza, Box 2200, Louisville, Kentucky 40201 in the county of Jefferson, State of Kentucky, hereinafter called Grantor, and the Secretary of Veteran's Affairs, an Officer of the United States of America, whose address is c/o Director VA Regional Office, 110 9th Avenue, S., Nashville, Tennessee 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, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 113-A on the plan of East Lake Subdivision of record in Book 6250, page 246, being a revision of plan of record in Book 5800, Page 245, Register's Office for Davidson County, Tennessee.

Said lot fronts 43.23 feet on the westerly margin of Timber Valley Drive and extends back 105.02 feet on the northerly line and 105.00 feet on the southerly line to a dead line in the rear measuring 41.30 feet thereon.

Being the same property conveyed to Cowger & Miller Mortgage Company by Trustee's Deed of record in Book 8046, Page 599, said Register's Office.

This is improved property known as 1210 Timber Valley Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all matters shown on any applicable recorded Plan, Master Deed or Declaration and any applicable restrictive covenants, easements or setback lines that are of record.

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.

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 26th day of February, 1990, 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 * such evidence being incorporated herein by reference, and sealed with its corporate seal.

[CORPORATE SEAL]

COWGER & MILLER MORTGAGE COMPANY

ATTEST:

*By Janet Broady

Janet Broady
Senior Vice President.

*
Betty Bandy Secretary.
Chief Financial Officer

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Before me appeared Janet Broady to me personally known, who, being by me, duly sworn, did say that he is the Senior Vice President of Cowger & Miller Mortgage Company, Inc. 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 on behalf of said corporation by authority of its board of directors and said Janet Broady 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 26th day of February A.D. 1990.

My Commission Expires: 10-16-91

{OFFICERS HAVING SEAL MUST IMPRESS SEAL}

* Ginger Wilkinson

Ginger Wilkinson, Notary Public
(Official Title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am secretary of Cowger & Miller Mortgage Company, Inc., being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Secretary of Veteran's Affairs, a deed dated the 26th day of February, 1990.

2. Janet Broady, who executed said deed on behalf of said corporation, as Senior Vice President thereof, was at the time he executed the same the duly elected, qualified, and acting Senior Vice President of said corporation, having been so elected at a meeting of the ~~board of directors~~ Executive Committee of said corporation held on the 1st day of July, 1988.

3. Said Officer who executed said deed was duly authorized to execute it on behalf of said corporation by virtue of either the bylaws of the ~~board of directors~~ Executive Committee or a resolution of the ~~board of directors~~ Executive Committee duly adopted on the 1st day of July, 19 88.

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

{CORPORATE SEAL}

* _____
Betty Bandy, Chief Financial Officer

SEAL

08867

IDENTIF. REFERENCE

MAR 7 11 26 AM '90

DAVIDSON COUNTY TN.

0182 03/07 0101 03CHECK 9.00