90-2311-GE (0023) 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

Map/Parcel 149-5 A 107

WARRANTY DEED

BOOK 8243 PAGE 853

THIS DEED, between FLEET MORTGAGE CORP., with its principle offices located at 125 E. WELLS STREET MILWAUKEE WI 53202, 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.

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 UNIT NO. 107 OF PEPPER RIDGE CONDOMINIUMS, PHASE I, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 6900, PAGE 526, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

UNIT NO. 107 OF PEPPER RIDGE CONDOMINIUMS, PHASE I, A HORIZONTAL PROPERTY REGIME, LOCATED ON UNA-ANTIOCH PIKE, ANTIOCH, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF PEPPER RIDGE CONDOMINIUMS, PHASE I, RECORDED IN PLAT BOOK 6900, PAGE 526, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN BOOK 7466, PAGE 248, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIONS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, OWNERS AND TENANTS OF PEPPER RIDGE CONDOMINIUMS, PHASE I, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 7466, PAGE 248, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO RICHARD E. GRASS, AN UNMARRIED PERSON BY DEED OF RECORD IN BOOK 7588, PAGE 393, AND RE-RECORDED IN BOOK 7596, PAGE 340 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

And being further conveyed to FLEET MORTGAGE CORP. by Substitute Trustee's Deed from I. DYKE TATUM, Substitute Trustee, of record in Book 8219, Page 387, 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.

FLEET MORTGAGE CORP., 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.

75061

IDENTIFICATION REFERENCE

Nov 27 11 25 AM '90

DAVIDSON COUNTY, TN

90-2311-GE (0024) VAWD

IN WITNESS WHEREOF the Grantor has executed this instrument this 8TH day of NOVEMBER, 90.

BOOK 8243 PAGE 854

FLEET MORTGAGE CORP.

ATTEST: BY: Eric Ross

ASST. VICE PRESIDENT
ERIC ROSS

Roy Lovell

ASST. SECRETARY ROY LOVELL

STATE OF WI }
} ss.
COUNTY OF MILWAUKEE }

Before me appeared ERIC ROSS to me personally known, who, being by me, duly sworn, did say that he/she is the ASST. VICE President of FLEET MORTGAGE CORP. 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 ERIC ROSS 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 31ST day of OCTOBER A.D. 19 90.

My commission expires 5-8-94

[OFFICERS HAVING SEAL MUST AFFIX SEAL]

* Kelly Bynres

KELLY BYNRES-NOTARY PUBLIC
(Official Title)

NOTARY PUBLIC KELLY BYRNES STATE OF RHODE ISLAND

EXHIBIT A

THIS IS TO CERTIFY THAT:

0312 11/27 0101 03CHECK 6.00

1. I, the undersigned, am secretary of FLEET MORTGAGE CORP being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Secretary of Veterans Affairs, a deed dated 31ST day of OCTOBER, 19 90.

2. ERIC ROSS, who executed said deed on behalf of said corporation, as ASST. VICE PRESIDENT President thereof, was at the time he/she executed the same the duly elected, qualified, and acting ASST. VICE President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 1st day of APRIL, 19 86.

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 23RD day of MAY, 19 73.
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]

* Roy Lovell

ROY LOVELL--ASST. SECRETARY