91-3983-FI (0017) 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

F50551

BOOK 8558 PAGE 426

83-1-360

BOX 22

WARRANTY DEED

THIS DEED, between FIRST INVESTMENT COMPANY, with its principle offices located at P.O. BOX 749 COLUMBUS OH 43216, herein 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, 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:

BEING ALL OF LOT NO. 24 AND THE EASTERLY 2 FEET OF LOT NO. 23 ON THE PLAN OF J. B. HANCOCK'S ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 24 AND THE EASTERLY 2 FEET OF LOT NO. 23 FRONT TOGETHER 45 FEET ON THE SOUTHERLY SIDE OF SHARPE AVENUE AND RUN BACK BETWEEN PARALLEL LINES AND WITH THE WESTERLY MARGIN OF 14TH STREET 135 FEET, MORE OR LESS TO AN ALLEY IN THE REAR AND SHOW 45 FEET ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL K. WALTHER, UNMARRIED, BY DEED FROM FANNIE KATE HOLLADAY, UNMARRIED OF RECORD IN BOOK 7022, PAGE 579, REGISTER'S OFFICE OF 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 8547, PAGE 983, 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 17TH day of FEBRUARY, 1992.

FIRST INVESTMENT COMPANY

ATTEST:

BY: _____
Douglas A. Simson, President

_____
Sherran S. Blair, Secretary

87048

IDENTIF. TREFERENCE

FEB 26 10 55 AM '92

FELIX [illegible] DAVIDSON COUNTY TN.

4450 02/26 0101 03CHECK 6.00

STATE OF Ohio }
} ss.
COUNTY OF Franklin }

Before me appeared Douglas A. 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 Sherran S. Blair 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 17th day of February A.D. 19 92.

My commission expires 10-20-92

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

ROBERT EDWARD GROVE
Notary Public, State of Ohio
My commission expires 10-20-92

* Robert Edward Grove

Robert Edward Grove, Public Notary
(Official Title)

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 Secretary of Veterans Affairs, a deed dated 17th day of February, 19 92.

2. Douglas A. Simson, who executed said deed on behalf of said corporation, as The President thereof, was at the time he/she executed the same the duly elected, qualified, and acting as The President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 17th day of February, 19 92.

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 13th day of December, 19 91.
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