92-7373-GE (0002) TN16

BOOK 8853 PAGE 367

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:
VETERANS ADMINISTRATION
LOAN SERVICING AND CLAIMS
110 9TH AVENUE, SOUTH
NASHVILLE, TN 37203

#32

Map/Parcel
82-7 78

WARRANTY DEED

THIS DEED, between FLEET REAL ESTATE FUNDING CORP., with its principle offices located at P. O. BPX 100537 FLORENCE SC 29501-0537, 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:

PROPERTY IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF DR. V.S. LINDSLEY'S ADDITION TO EDGEFIELD, OF RECORD IN BOOK 57, PAGE 25, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 70 FRONTS 50 FEET ON THE EASTERLY SIDE OF STOCKELL AVENUE FORMERLY VANSINDEREN STREET, AND RUNS BACK BETWEEN PARALLEL LINES 174-1/4 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL E. MCGUIRE AND WIFE, MELISSA L. MCGUIRE, AS TENANTS BY THE ENTIRETY BY DEED FROM THOMAS W. GRUNKE, UNMARRIED OF RECORD IN BOOK 7917, PAGE 646, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

7981 02/01 0101 03CHECK 8.00

And being further conveyed to FLEET REAL ESTATE FUNDING CORP. by Substitute Trustee's Deed from I. DYKE TATUM, Substitute Trustee, of record in Book 8848, Page 533, 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 REAL ESTATE FUNDING 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.

8 7 9 1 5

IDENTIFICATION REFERENCE

FEB 1 2 30 PM '93

LOIS Z WILSON III REGISTER
DAVIDSON COUNTY, TN

92-7373-GE (0003) TN16

IN WITNESS WHEREOF the Grantor has executed this instrument this 27th day of January, 93.

FLEET REAL ESTATE FUNDING CORP.

ATTEST:

BY: Roy Lovell
Roy Lovell, Asst. Vice President

Janice B. Kirven
Janice B. Kirven, Asst. Secretary

STATE OF South Carolina }
} ss.
COUNTY OF Florence }

Before me appeared Roy Lovell to me personally known, who, being by me, duly sworn, did say that he/she is the Asst. Vice President of Fleet Real Estate Funding 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 Janice B. Kirven 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 27th day of January A.D. 19 93.

My commission expires 8-28-2001

OFFICERS HAVING SEAL MUST IMPRESS SEAL]

Martha I. Rushing
Notary Public
MARTHA I. RUSHING
(Official Title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am Asst. secretary of Fleet Real Estate Funding being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Secretary of Veterans Affairs, a deed dated 27th day of January, 19 93.

2. Roy Lovell, who executed said deed on behalf of said corporation, as Asst. Vice 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 16th day of September, 19 91.

3. Said officer who executed said deed was duly authorized to execute it on behalf of said corporation by virtue of a resolution of the Board of Directors.

y (the bylaws of the board of director)
{ } duly adopted on the 16th
{ } day of September, 1991.
(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]

Janice B. Kirven
Janice B. Kirven, Asst. Secretary
Fleet Real Estate Funding Corp.

Return to: I. Dyke Tatum, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue
Nashville, Tennessee 37203