Book 45

GENERAL WARRANTY DEED

FROM: Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, Grantor

BOOK 9162 PAGE 736

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

TO: Secretary of Veteran's Affairs, Grantee

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 #108-16 PARCEL #26 03D 77815

Mortgagee: None
VA #: LH0323747
Prior Mortgagor(s): Fly, James Edward and Janice M.

THIS DEED, between Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, a corporation organized and existing under the laws of the State of Virginia, with its principal office located at 2810 N Parham Road, Richmond, Virginia 23294-4400 in the County of Henrico, State of Virginia, 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 26A, Zone Lot Divisions lots 10, 11, 12, 14, 24, 26 & 34, Section One of Percy Priest Woods, of record in Plat Book 5200, Page 652 amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, by Trustee's Deed of record in Book 9153, Page 896, said Register's Office.

This is improved property known as 3277 Priest Woods 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.

[redacted]

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 17TH day of NOVEMBER, 1993, 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]

MARGARETTEN AND COMPANY, INC.,
SUCCESSOR IN INTEREST TO
NATIONSBANC MORTGAGE CORPORATION
OF VIRGINIA F/K/A SOVRAN MORTGAGE
CORPORATION

ATTEST:

*By _____
Donald W. Courtney

*_____
Assistant Secretary.
L. S. Compton

First Vice President.

STATE OF Virginia)
COUNTY OF Henrico)

Before me appeared Donald W. Courtney to me personally known, who, being by me, duly sworn, did say that he is the First Vice President of Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation 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 Donald W. Courtney 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 November A.D. 1993.

My Commission Expires: 2/29/96

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*_____
Becki C. Gooch
Notary Public
(Official Title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am Assistant secretary of Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Secretary of Veteran's Affairs, a deed dated the 17th day of November, 1993.

2. Donald W. Courtney, who executed said deed on behalf of said corporation, as First Vice President thereof, was at the time he executed the same the duly elected, qualified, and acting First Vice President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 25th day of August, 1992.

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 or a resolution of the board of directors duly adopted on the 21st day of February, 19 90.

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

{CORPORATE SEAL}

L. S. Compton, Assistant Secretary

89325
IDENTIF. ↑ REFERENCE

93 NOV 24 AM 9:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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