Box 43

BOOK 9359 PAGE 756

94 MAY 27 PM 3:34

55024

IDENTIF. & REFERENCE

REGISTER
DAVIDSON COUNTY, TN.

GENERAL WARRANTY DEED

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

This instrument prepared by:
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT
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 #52-5 PARCEL #260 11D 94010

1457 05/27 0101 03CHECK 12.00

Mortgagee: None
VA #: LH 385 270 TN
Prior Mortgagor(s): King, Terry Wayne and Lisa D.

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 a portion of Lot 8 on the plan of Steve Warren Subdivision, a plat of which is of record in Plat Book 6200, Page 89 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin at the most southerly common corner of said Lot 8 and Lot 7 on said plan; thence, severing said Lot 8, North 54 degrees 31 minutes 43 seconds West 250.00 feet to a concrete monument; thence, continuing on the same line and the northerly boundary line of Aline P. Hallowes Resubdivision, of record in Plat Book 5190, Page 239 in said Register's Office, North 54 degrees 31 minutes 43 seconds West 260.00 feet to a concrete monument in the easterly boundary line of Red Bud Terrace, of record in Plat Book 843, Page 41 in said Register's Office; thence, with said easterly boundary line, North 35 degrees 45 minutes 00 seconds East 397.81 feet, passing through a witness monument at 307.46 feet, to the southerly boundary line of property owned by David Locke, of record in Deed Book 6773, Page 835 in said Register's Office; thence, with said southerly boundary line and continuing with the terminus of Denson Avenue and the southerly boundary line of the Revised Plan of Block "K", Power and Roth Subdivision, of record in Plat Book 843, Page 007 in said Register's Office, South 76 degrees 30 minutes 00 seconds East 215.00 feet; thence, with the southerly boundary line of said Revised Plan of Block "K", Power and Roth Subdivision, South 56 degrees 30 minutes 00 seconds East 111.75 feet; thence,

with the common boundary line between said Lot 8 and said Lot 7, as follows: South 18 degrees 30 minutes 37 seconds East 245.58 feet, passing through a witness monument at 47.45 feet, to an iron pin, South 35 degrees 45 minutes 00 seconds West 337.68 feet to the BEGINNING containing 5.11 acres.

The above described tract is subject to the easements and restrictions shown on said plan of Steve Warren Subdivision.

The above described tract is benefited by a fifty foot wide easement for ingress and egress between said tract and East Palestine Road being described and recorded in Deed Book 2489, Page 445 in said Register's Office.

The above described tract is subject to a fifty foot wide easement for ingress and egress across said tract being described and recorded in Deed Book 2489 page 445 in said Register's Office.

The above described tract is subject to Sanitary Sewer Easements for the benefit of Davidson County, Tennessee, being described and recorded in Deed Book 3374 page 336 and Deed Book 5561 page 120 in said Register's Office.

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 9355, Page 639, said Register's Office.

This is improved property known as 1004 E Palestine Avenue, Madison, Tennessee 37115.

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 13th day of April, 1994, 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

*

ASSISTANT Secretary.
L. S. COMPTON

DONALD W. COURTNEY
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 13TH day of APRIL A.D. 19 94 .

My Commission Expires: 02-29-96

{OFFICERS HAVING SEAL MUST IMPRESS SEAL}

* Becki C. Gooch

BECKI C. GOOCH, NOTARY PUBLIC
(Official Title)

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am 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 13TH day of APRIL , 1994 .

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 , 19 92 .

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

L S. COMPTON, ASSISTANT SECRETARY