GENERAL WARRANTY DEED

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

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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 #53-12 PARCEL #140 LW 03378

Mortgagee: None
VA #: LH366584
Prior Mortgagor(s): Reagan, Michael B. and Peggy 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 Lot No. 6 of Block 7, on the Plan of Elliot Subdivision, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Beginning on the northeasterly corner of 30th Street and Elliot Drive fronting fifty feet on the easterly side of 30th Street and running easterly along the northerly side of Elliot Drive 144 feet.

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 9412, Page 964, said Register's Office.

This is improved property known as 3001 Elliott Avenue, Old Hickory, Tennessee 37138.

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 3rd day of May, 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:

*L. S. Compton
Assistant Secretary.
L. S. COMPTON

*By Cathy L. Lequin
CATHY L. LEQUIN
Second Vice President.

STATE OF VIRGINIA)
COUNTY OF HENRICO)

Before me appeared Cathy L. Lequin to me personally known, who, being by me, duly sworn, did say that he is the Second 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 Cathy L. Lequin 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 3rd day of May A.D. 1994.

My Commission Expires: 10/31/97

{OFFICERS HAVING SEAL MUST IMPRESS SEAL}

*Terre Moser
TERRE MOSER
Notary Public
(Official Title)

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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 3rd day of May, 1994.

2. CATHY L. LEQUIN, who executed said deed on behalf of said corporation, as Second Vice President thereof, was at the time he executed the same the duly elected, qualified, and acting Second 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, 1994.

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 8th day of September, 1992.

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

{CORPORATE SEAL}

L. S. COMPTON, Assistant Secretary

74587
IDENTIF. & REFERENCE

94 JUL 25 PM 3:45
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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