SPECIAL WARRANTY DEED BOOK 9615 PG 608

THIS DEED, between CITIZENS MORTGAGE CORPORATION, a corporation organized and existing under the laws of the Georgia, hereinafter called Grantor, and the SECRETARY OF VETERANS AFFAIRS, and Officer of the United States of America, whose address is c/o Director, VA Regional Office, 110 9th Avenue, S., Nashville, TN 37203, hereinafter called Grantee.

WITNESSETH: That said Grantor for and in consideration of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged, has bargained and sold, and by there 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:

> Lot 68-B, Zone Lot division Lots 60, 61, 68 and 69, Patio Villa, Section Five, as of record in Book 5200, Page 633 and amended in Book 6250, Page 491, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 9500, Page 738, said Register's Office. Tax Parcel No. 108-3-102.

This conveyance is subject to the following: Except 1995 taxes and subject to subdivision restrictions, building lines and easements as shown on plat of record.

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, claiming by, through or under grantor, but not further or otherwise.

IT WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Patricia D. McCall
Patricia D. McCall
Asst. Secretary

CITIZENS MORTGAGE CORPORATION

BY: _____
Vincent J. Balsamo, Jr.
Sr. Vice President

STATE OF GEORGIA

BOOK 9615 PG 609

COUNTY OF MUSCOGEE

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Vincent J. Balsamo, Jr. and Patricia D. McCart with whom I am personally acquainted and who upon oath acknowledged themselves to be the Sr. Vice President and Asst. Secretary, respectively of _____ the within named bargainor, a corporation, and they as such Sr. Vice President and Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Sr. Vice President, and attesting the same by the Asst. Secretary.

WITNESS my hand and official seal at office this 6th day of January, 1995.

My commission expires:
May 16, 1997

Theresa M. Ledford
NOTARY PUBLIC Theresa M. Ledford

THERESA M. LEDFORD NOTARY PUBLIC MUSCOGEE COUNTY, GEORGIA

Prepared by and Return To: Larry A. Weissman, Attorney at Law
5118 Park Avenue, Suite 127
Memphis, TN 38117

Mail Tax Bills To: Veterans Administration
110 9th Avenue, S.
Nashville, TN 37203

Property Address: 1124 Cabana Drive
Nashville, TN 37214

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $38,181.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Vincent J Ballard
AFFIANT

Subscribed and sworn to before me this the 7th day of March, 1995.

Wanda J Hayes
NOTARY PUBLIC

My commission expires: 4-11-95

95 MAR 10 AM 9:33
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
40957

9177 03/10 0101 03CHECK 8.00