RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS [illegible] UNSATISFACTORY WHEN RECEIVED

Box 22

This Intrument Prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203
Map/Parcel 61-13 32

New Owner - Send Tax Bills:
Veterans Administration
Loan Servicing & Claims
110 9th Avenue, South
Nashville, TN 37203

BOOK 9649 PG 63

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good valuable consideration, the receipt of which is hereby acknowledged by the Grantor, Magnolia Federal Bank for Savings, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto the Secretary of Beterans Affairs, an Officer of the United States of America, whose address is c/o Director Loan Servicing and Claims, 110 9th Avenue, South, Nashville, Tennessee 37203, hereafter called Grantee, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

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

BEING LOT NO. 142 ON THE PLAN OF SHEPARDWOOD SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 4460, PAGE 66, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ERIC LOVELL MARTIN AND WIFE, ELFRIEDA D. MARTIN BY DEED FROM PEGGY J. L. ANGLIN, UNMARRIED, OF RECORD IN BOOK 8329, PAGE 173, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, its successors and assigns forever.

SAID Magnolia Federal Bank for Savings warrants the title to said property against the claims of all persons claiming or to the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantors, but not otherwise.

IN WITNESS WHEREOF the Magnolia Federal Bank for Savings, has executed this instrument this 14th day of April, 1995.

2362 04/19 0101 03CHECK 12.00

MAGNOLIA FEDERAL BANK FOR SAVINGS

BY: [signature]

TITLE Executive Vice President

ATTEST:

[signature]

TITLE: Thelma Beeson, Secretary

95 APR 19 AM 9:31
FEDERAL REGISTER
DAVIDSON COUNTY, TN.

529 15
IDENTIFICATION REFERENCE

STATE OF MISSISSIPPI

COUNTY OF FORREST

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hershel Parker and Thelma Beeson with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their several oaths acknowledged themselves to be the Executive Vice President and Secretary, of the within named bargainer, a corporation, and that they as such Exec. Vice President and Secretary, being authorized so to do executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Hershel Parker as such Exec. Vice President and attesting the same by the said Thelma Beeson, as such Secretary.

Witness my hand and official seal at office at Hattiesburg,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Mississippi, this 14th day of April, 19 95.

Pamela Sue Williams
Notary Public

PAMELA SUE WILLIAMS NOTARY PUBLIC FORREST COUNTY, MS

My Commission Expires: My Commission Expires August 7 1998

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am secretary of Magnolia Federal Bank for Savings, being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Secretary of Veterans Affairs, a deed dated 14th day of April, 199 95.

2. Hershel Parker, who executed said deed on behalf os said corporation, as Executive Vice President thereof, was at the time he/she executed the same the duly elected, qualified, and acting Executive Vice President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 27th day of October, 19 93.

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

y (the bylaws of the board of directors)
( ) duly adopted on the _____
( ) day of _____, 19_____.
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

MAGNOLIA FEDERAL BANK FOR SAVINGS HATTIESBURG, MISSISSIPPI

Thelma Beeson
Thelma Beeson, Secretary

AFTER RECORDING RETURN TO: I. DYKE TATUM, ATTORNEY
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

I, Thelma Beeson, Corporate Secretary of the Magnolia Federal Bank for Savings, hereby certify that the following is a true and correct copy of a resolution adopted at a meeting of the Board of Directors of Magnolia Federal Bank for Savings, Hattiesburg, Mississippi, on the 20th day of April, 1994, which meeting was properly called and held and at which a quorum was present and voted in favor of said resolution, I further certify that the said resolution, at the date hereof, is still in full force and effect:

> "Resolved that loan agreements, contracts, indentures, mortgages, deeds, releases, conveyances, assignments, powers of attorney, transfers, certificates, certifications, declarations, leases, discharges, satisfactions, settlements, petitions, schedules, accounts, affidavits, bonds, undertakings, guarantees, proxies, requisitions, demands, proofs of debt, claims, records, notes signifying indebtedness of this institution, and any other contracts, instruments or documents in connection with the conduct of the business of this institution, whether or not specified in the foregoing resolutions may be signed, executed, acknowledged, verified, delivered or accepted on behalf of this institution by Robert S. Duncan, Chairman of the Board; Lou Ann Poynter, President; Hershel Parker, Executive Vice President or Tom Cousins, Executive Vice President and the seal of this institution may be affixed to any thereof and attested by any officer of Magnolia Federal Bank for Savings."

I further certify that the signatures appearing below are the signatures of each individual listed above who is presently employed by Magnolia Federal Bank for Savings, 100 West Front Street, Hattiesburg, Mississippi and is empowered to act in conformity with the above resolution.

WITNESS my hand and the seal of said Magnolia Federal Bank for Savings as of this 4th day of April, 1995.

MAGNOLIA FEDERAL BANK FSB HATTIESBURG MISS. CORPORATE SEAL

Thelma Beeson
Corporate Secretary

Authorized Signatures

Robert S. Duncan
ROBERT S. DUNCAN, Chairman of the Board

Hershel Parker
HERSHEL PARKER, Executive Vice President

Lou Ann Poynter
LOU ANN POYNTER, President

Tom Cousins
TOM COUSINS, Executive Vice President