1975050 BROWN GKA

BOX22

BOOK 9954 PG 253

95-9949-CH

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

NO MORTGAGEE
New Owner - Send Tax Bills:
VETERANS ADMINISTRATION
LOAN SERVICING AND CLAIMS
110 9TH AVENUE, SOUTH
NASHVILLE, TN 37203

WARRANTY DEED

THIS DEED, between CHEMICAL MORTGAGE COMPANY BY CHEMICAL RESIDENTIAL MORTGAGE CORPORATION, SERVICING AGENT, with its principle offices located at 200 OLD WILSON BRIDGE ROAD WORTHINGTON OH 43085-8500, herein after called Grantor, and the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is c/o Director LOAN SERVICING AND CLAIMS 110 9TH AVENUE, SOUTH NASHVILLE TN 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, certain property described as follows:

PROPERTY IN COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

BEING LOT NO. 440, HERITAGE SQUARE, PHASE FOUR, PLAN OF RECORD IN PLAT BOOK 6250, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS BEING MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALSHENDO M. BROWN AND WIFE, BELINDA CARTER BROWN BY DEED FROM RICHARD LEE DHUME AND WIFE, LOUISE A. DHUME, OF RECORD IN BOOK 8043, PAGE 169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

And being further conveyed to CHEMICAL MORTGAGE COMPANY BY CHEMICAL RESIDENTIAL MORTGAGE CORPORATION, SERVICING AGENT by Substitute Trustee's Deed from I. DYKE TATUM, Substitute Trustee, of record in Book 9874, page 880, in the Register's Office for DAVIDSON County, Tennessee.

Grantor also assigns and tranfers 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 tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns forever.

AND the Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

CHEMICAL MORTGAGE COMPANY BY CHEMICAL RESIDENTIAL MORTGAGE CORPORATION, SERVICING AGENT, further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 15 day of FEBRUARY, 1996.

CHEMICAL MORTGAGE COMPANY BY CHEMICAL RESIDENTIAL MORTGAGE CORPORATION, SERVICING AGENT

ATTEST: BY: Karen L. Szakelyhidi/Asst. Vice President

Jeff Stenman/Asst. Secretary

STATE OF Ohio }
} ss.
COUNTY OF Franklin }

Before me appeared KAREN L. SZAKELYHIDI to me personally known, who, being by me, duly sworn, did say that he/she is the ASST. VICE President of CHEMICAL RESIDENTIAL MORTGAGE CORP. 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/her on behalf of said corporation by authority of its board of direction and said JEFF STENMAN ASST. SECRETARY acknowledged said instrument to be the free act and deed of said corporation.

96 FEB 22 AM 9:00
FELIX [illegible]
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
0152469

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 15 day of FEBRUARY A.D. 1996.

My commission expires 11/15/99

OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Nikki L Montgomery
Notary
0206 02/22 0101 03CHECK 8.00
(Official Title)

NIKKI L.MONTGOMERY
NOTARY PUBLIC-STATE OF OHIO
MY COMMISSION EXPIRES
NOVEMBER 15, 1999

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am secretary of CHEMICAL RESIDENTIAL MORTGAGE being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Secretary of Veterans Affairs, a deed dated 15 day of FEBRUARY, 19 96.

2. KAREN L. SZAKELYHIDI, who executed said deed on behalf of said corporation, as ASST. VICE President thereof, was at the time he/she executed the same the duly elected, qualified, and acting ASST. VICE PRESIDENT President of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 01 day of MAY, 19 92.

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 director)
{ } duly adopted on the 01
{ } day of MAY, 1996.
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] *
JEFF STENMAN, ASST. SECRETARY