File: Nashville Mortgage & Realty Co.

Map: 82-16
Parcel: 165

NAME AND ADDRESS - NEW OWNERS:

Secretary of Housing and
Urban Development
Washington, D. C.

SEND TAX STATEMENTS TO:

Secretary of Housing and
Urban Development
Washington, D. C.

SPECIAL WARRANTY DEED BOOK 4910 PAGE 529

F.H.A. CASE NO. 483-049561-221R

THIS INDENTURE entered into between NASHVILLE MORTGAGE AND REALTY COMPANY, a corporation organized and existing under the laws of the State of Tennessee, with its principal office located at Nashville, in the County of Davidson, State of Tennessee, hereinafter called Grantor, and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT of Washington, D. C., his successors and assigns, hereinafter called Grantee. MAY-7 MISC A* 4.00 * 4.00

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee and unto his successors in such office, as such, and his or their assigns, that certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

> BEING all of Lot No. 10 on the Plan of J. L. Valentino's Lots on Russell Street in East Nashville, Plat Book 57, page 87, Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated September 16, 1971.
>
> BEGINNING at an iron pin on the southerly margin of Russell Street, thence with the southerly margin of said street north 64° 56' east 96.00 feet to an iron pin in the west margin of Alley No. 286; thence with margin of said alley south 9° 11' west 170.57 feet to another iron pin in said alley; thence north 25° 04' west 140.99 feet to the point of beginning, being triangular in shape.
>
> Being the same property conveyed to Nashville Mortgage and Realty Company by Trustee's Deed from John H. Roe, Jr., Substitute Trustee, of record in Book 4906, page 441, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 944 Russell Street, Nashville, Tennessee.

This conveyance is made subject to the lien of restrictive covenants, easements and set-back lines affecting the property herein described and of record in the Register's Office for the aforesaid County; and likewise to the lien of taxes for the year 1975.

TO HAVE AND HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee and his successors in such office, as such, and his or their assigns forever. Grantor covenants with the said Grantee and his 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, except as hereinbefore stated.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to the said Grantee and his successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers this 5th day of May, 1975.

NASHVILLE MORTGAGE AND REALTY COMPANY

By: William J. Day
William J. Day, Vice President

C97291

FILED FOR REFERENCE
MAY 9 1 42 PM '75
REGISTER
DAVIDSON COUNTY, TENN.

ATTEST:
Marie Holderfield
Marie Holderfield, Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William J. Day and Marie Holderfield, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Secretary respectively of Nashville Mortgage and Realty Company, the within named bargainor, a corporation, and that they as such Vice President and 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 William J. Day as such Vice President and attesting the same by the said Marie Holderfield as such Secretary.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 5th day of May, 1975.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5/15/75

This instrument prepared by
STEPHENSON AND LACKEY
First Federal Building
Nashville, Tennessee 37219