This instrument prepared by:
Richard E. Rudesill, Attorney
P. O. Box 84, Wilson Pike Circle
Brentwood, Tennessee 37027

Send tax bills to:
Secretary of Housing and
Urban Development
Washington, D. C. 20410

FHA Case No. 481-028559-203

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pw

SPECIAL WARRANTY DEED

THIS INSTRUMENT made and entered into on this 17th day of May, 1977, by and between Tharpe & Brooks, Inc., of Atlanta, Georgia, and the Secretary of Housing and Urban Development, Washington, D. C., his successors and assigns.

WITNESSETH

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WHEREAS, on the 15th day of May, 1967, Walter L. Smith and wife, Mary E. Smith, executed to Franklin G. Clark, Trustee for Federal National Mortgage Association, a deed of trust on real estate hereinafter described and registered in Book 4133, page 658, Register's Office of Davidson County, Tennessee, to the record of which reference is hereby made for a full recital of the terms, powers and provisions therein contained, said deed of trust being to secure a certain indebtedness; and

WHEREAS, Richard E. Rudesill was duly appointed Substitute Trustee, with all the powers granted to the Trustee in the original deed of trust; and

WHEREAS, default having been made in the payment of said indebtedness, Tharpe & Brooks, Inc., the owner and holder of the note, having demanded the foreclosure of said deed of trust for the purpose of paying said note, interest, and costs therein provided, Richard E. Rudesill, Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee, advertised said real estate as required by the terms of said deed of trust, in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee for cash in bar of the equities of redemption, dower and homestead, and for the purpose of the payment of said note, interest, and costs pursuant to said advertisement, February 8, 1977, at 12:00 o'clock noon at the front door of the Courthouse in Nashville, Davidson County, Tennessee; the said Richard E. Rudesill, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower, and homestead, as provided in said deed of trust, when

Tharpe & Brooks, Inc., being the highest and best bidder, became the purchaser at the price of Six Thousand Nine Hundred Eighty-Six and 65/100 ($6,986.65) Dollars, and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

WHEREAS, Richard E. Rudesill, Substitute Trustee, conveyed unto Tharpe & Brooks, Inc., its successors and assigns, the property hereinafter described, and said deed is of record in Book 5114, page 617, Register's Office of Davidson County, Tennessee; and

WHEREAS, the possession of the property has now been retaken by said Tharpe & Brooks, Inc., by appropriate legal action in the courts of Davidson County, Tennessee;

NOW, THEREFORE, for and in consideration of the premises, Tharpe & Brooks, Inc., has this day bargained and sold and does hereby transfer and convey unto the Secretary of Housing and Urban Development, Washington, D. C., his successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 183 on the Map of Waters Place on Maxey Lane, as of record in Book 332, page 136 and 137, Register's Office of Davidson County, Tennessee.
>
> SAID Lot No. 183 fronts 50 feet on the northerly side of Litton Avenue or Drury Avenue and runs back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Walter Lee Smith and wife, Mary E. Smith, by deed from Robert C. Weaver, Secretary of Housing and Urban Development, which deed is of record in Book 4133, page 655, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the Secretary of Housing and Urban Development, Washington, D. C., his successors and assigns forever, Tharpe & Brooks, Inc., covenants that it has full power and lawful authority to sell and convey the said real estate as herein set out, but it conveys only that interest conveyed to it by Richard E. Rudesill, Substitute Trustee. It further covenants that the deed of trust recited that the title thereto was clear, free, and unencumbered as of its date; that it will forever warrant the same against the lawful claims of any and all persons holding by, through, and under it, but these covenants are by it as grantee from Richard E. Rudesill, Substitute Trustee, and not otherwise, and said property was sold to it and is hereby conveyed subject to all unpaid taxes, assessments, and tax liens.

THARPE & BROOKS, INC.

BY: M. T. Whitfield Assistant Vice President

BY: Linda Fast-Assistant Secretary

STATE OF GEORGIA)
COUNTY OF FULTON)

BOOK 5153 PAGE 961

Before me, Diana Florence, a Notary Public of the state and county aforesaid, personally appeared M. T. Whitfield, with whom I am personally acquainted, and who upon his oath acknowledged himself to be Assistant Vice President of Tharpe & Brooks, Inc., the within named bargainor, a corporation, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Assistant Vice President.

Witness my hand and seal at office in Atlanta, Georgia, this 27th day of May, 1977.

Notary Public

Notary Public, Georgia, State at Large
My Commission Expires May 17, 1980

Commission expires: _____

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IDENTIF. REFERENCE

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REGISTER
DAVIDSON COUNTY, TENN.