60-12-121

This instrument prepared by:
Wilkins, Adams, & Spicer, Attorneys
1100 Fidelity Federal Building
401 Union Street
Nashville, Tennessee 37219

New Owner - Send Tax Bills:
Secretary of Housing and Urban Development
One Commerce Place
16th Floor
Nashville, Tennessee 37238

BOOK 5715 PAGE 723

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, the other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, McNEILL MORTGAGE & INVESTMENT CO., INC., a corporation, with principal offices at 54 So. Prescott, Memphis, TN. 38111, has bargained and sold and does hereby transfer and convey unto the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, forever, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described in part according to a November 17, 1978, survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows:

BEGINNING at a point on the southeasterly margin of an extension of Jones Avenue located northeastwardly 435.0 feet from Jones Avenue, said point also being the northerly front corner of the Norris D. Givens property (Book 4982, page 993, Register's Office for said County); thence with Givens' northeasterly property line S 33° 25' E 186.1 feet to an iron pin in the northwesterly line of the property now or formerly owned by Howard Hitt; thence, with Hitt's said property line, N 56° 30' E 64.1 feet to an iron pin at the southerly rear corner of the Grade Hudson Lankford property (Book 3226, page 467, said Register's Office); thence with Lankford's southwesterly property line, N 26° 45' W 179.0 feet to an iron pin on the southeasterly margin of Jones Avenue, extended; thence with the southeasterly margin of said Avenue, S 62° 30' W 85.0 feet to the point of beginning.

BEING the same property conveyed to McNeill Mortgage & Investment Co., Inc. by Substitute Trustee's Deed from Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, of record in Book 5710, page 118, Register's Office for Davidson County, Tennessee.

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.

McNEILL MORTGAGE & INVESTMENT CO., INC., 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 23rd day of February, 1981.

McNEILL MORTGAGE & INVESTMENT CO., INC.

ATTEST:

Connie O'Dell

Connie O'Dell, Treasurer

BY: J. W. McNamara

J. W. McNamara, Vice-President

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STATE OF Tennessee

COUNTY OF Shelby

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. W. McNamara and Connie O'Dell with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice-President _____ and Treasurer, respectively, of the McNEILL MORTGAGE & INVESTMENT CO., INC., the within named bargainor, a Corporation, and that they as such Vice-President and _____ Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said J. W. McNamara as such _____ Connie O'Dell and attesting the same by the said _____ Vice-President as such Treasurer.

Witness my hand and official seal at office at Memphis, Tennessee, this 23rd day of February, 1981.

Clara Denison

Notary Public Clara Denison

My Commission Expires: 3-30-82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $37,351.25.

FEB 27 3 39 PM '81
FELIX A. ROSCOE, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

G 3 1 2 2 9

Affiant

Subscribed and sworn to before me, this the 27th day of February, 1981.

Louise N. Conkin

Notary Public

My Commission Expires: 1-11-82