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PREPARED BY:
SIDNEY M. KATZ, ATTY.
4041 KNIGHT ARNOLD RD.
MEMPHIS, TENNESSEE 38118

SPECIAL WARRANTY DEED

BOOK 5838 PAGE 270

THIS INDENTURE made and entered into this 29th day of December, 19 81
by and between National Mortgage Company
a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS SUCCESSORS AND ASSIGNS, party of the second part

WITNESSETH: That for the consideration of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison, County of Davidson State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of Primrose Meadows, Section 1, as of record in Book 4675, page 18, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to National Mortgage Company by Deed from D.W. McMackin, Substitute Trustee, of record in Register's Office of Davidson County, Tennessee, in Book 5832, Page 328.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said party of the second part his successors and assigns forever.

The said party of the first part conveys the aforedescribed real estate which is unencumbered *and subject to: 1. Restrictive covenants contained in an instrument of record in Book 4737, Page 801, as modified in Book 5039, Page 484, Register's Office for Davidson County, Tennessee. 2. Conditions of owner's certificate, a 30-foot minimum building setback line from Graycroft Avenue, a 10-foot easement for public utilities and drainage purposes across the rear of said lot, and a 2.5 x 30-foot utility anchor easement located in the northeasterly front corner of said lot, as shown on the plan of record in Book 4675, Page 18, Register's Office for Davidson County, Tennessee.*

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, claiming the same by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

National Mortgage Company

Attest: Stanley Wender, Secretary — By: Marlin Graber, Senior Vice President

STATE OF TENNESSEE
COUNTY OF Shelby

BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Marlin Graber and Stanley Wender with whom I am personally acquainted and who upon oath acknowledged themselves to be the Senior Vice President and _____ Secretary, respectively of National Mortgage Company the within named bargainor, a corporation, and they as such Senior 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 Senior Vice President and attesting the same by the _____ Secretary.

WITNESS my hand and official seal at office this 29th day of December, 19 81

MY COMMISSION EXPIRES: 3-14-84 — Notary Public

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JAN 6 12 01 PM '82
FELIX Z. "SKIP" HAILE, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE 5743 39

(FOR RECORDING DATA ONLY)

Property Address: 1244 North Graycroft Road
Madison, Tennessee 37115

Mail tax bills to:
Director, Mortgage Insurance Accountin
Dept. of Housing & Urban Development
451 7th Street, S.W.
Washington, D.C. 20412