MMA Loan # 213460 -THDA #225660

FHA Case # 483-074975-203

Oakley

Prepared By: D. W. McMackin
McMackin, Garfinkle & McLemore
219 Fifth Avenue, North
P. O. Box 2758
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

4067979
76-529

THIS INDENTURE made and entered into this day of September 19 84 by and between TENNESSEE HOUSING DEVELOPMENT AGENCY 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

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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 City of Hermitage , County of Davidson State of Tennessee , to wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County.

SAID Lot No. 26 fronts 80.0 feet on the northerly margin of Leesa Ann Lane and extends back between parallel lines 150.0 feet to a dead line in the rear.

Being the same property conveyed to grantor by Trustee's deed recorded in Book 6378, page 826 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the apputenances 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 , except for taxes for 1984, not yet due and payable and subject to restrictions of record in Book 4938, Page 337, Register's Office for Davidson County,TN; the plan of record in Book 4860, page 43, said Register's Office, which shows a 30 foot minimum building setback line from Leesa Ann Lane and a 20 and 10 foot easement for public utility and drainage purposes along the rear and easterly lines, respectively, of said lot; and a 10 foot drainage easement along the westerly line of said lot and a 10 foot easement for public utility purposes along the front line of said lot.

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.

TENNESSEE HOUSING DEVELOPMENT AGENCY

ATTEST:

Naomi Regensburg

Naomi Regensburg, Mortgage Servicing Officer II

BY: Aubrey B. Vaughan

Aubrey B. Vaughan, Director, Mortgage Administration

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

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BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Aubrey B. Vaughan and Naomi Regensburg with whom I am personally acquainted and who upon oath acknowledged themselves to be the Director,Mortgage Administration and Mortgage Servicing Officer II respectively of Tennessee Housing Development Agency the within named bargainor, a corporation, and they as such Director,Mtg. Adm. and Mtg. Servicing Officer II , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Director, Mortgage Adm. and attesting the same by the Mortgage Servicing Officer II

WITNESS my hand and official seal at office this 14th day of September, 19 84.

Sandra C. Cushenberry
Notary Public

My Commission Expires: 1/19/88

Property Address: 4936 Leesa Ann Lane, Hermitage, Tn 37076

Mail tax bills to: Director, Mortgage Insurance Accounting
Department of Housing and Urban Development
451 7th Street S. W.
Washington, D. C. 20410
Attention: Acquired Home Property Section

This instrument was prepared by: Sidney M. Katz, Attorney
4041 Knight Arnold Rd.
Memphis, Tennessee 38118

I 5 8 3 2 3

IDENTIF. REFERENCE

Oct 23 11 19 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH