MAR/jnw11/WD-BROWN1

Map. 51-12
Par. 82

This instrument prepared by:
Mark A. Rosser, Attorney at Law
Valley Fidelity Bank Building
Knoxville, Tennessee 37902

BOOK 6501 PAGE 416

WARRANTY DEED

THIS INDENTURE, made this 20th day of February, A.D., 1985, between VALLEY FIDELITY BANK AND TRUST COMPANY, a corporation organized and existing under the laws of the State of Tennessee, party of the First Part, and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., party of the Second Part.

WITNESSETH: that said First Party, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto the said Second Party the following described premises, to wit:

> Being Lot No. 1, Part of Lot No. 2, and Part of a 2 foot reserved strip, Andrew Jackson's Addition to Montague Park, of record in Book 547, Page 83 and 84, Register's Office for Davidson County, Tennessee, and an adjoining tract; described as follows:
>
> Said property fronts 142 feet on the northerly margin of Bluegrass Avenue and runs back on the westerly margin, 142.8 feet, and on a broken line on the easterly margin, 164.40 feet, to a dead line in the rear on which it measures 116.7 feet.
>
> Being the same property conveyed to Valley Fidelity Bank and Trust Company, pursant to that Substitute Trustee's Deed from Mark A. Rosser dated February 11, 1985 and recorded in Deed Book 6501, Page 412 in the Register's Office for Davidson County, Tennessee.
>
> This property bears an address of 350 Blugrass Avenue, Madison, Tennessee 37115.

with the hereditaments and appurtenances thereto appertaining, TO HAVE AND TO HOLD THE said premises to the Second Party, its suc cessors, administrators, and assigns forever.

And said First Party, for itself and for its successors, administrators, and assigns does hereby covenant with said Second Party, her heirs and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority, and right to convey the same, and that said premises are free from all encumbrances except restrictions and

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easements of record and 1985 property taxes, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party has afixed its signature by its duly authorized officer the day and year first above written.

VALLEY FIDELITY BANK AND TRUST COMPANY

ATTEST: Donna W. Potter
Its: Vice-President

BY: Donald W. Simpkins
Its: Exec. Vice President

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid personally appeared DONALD W. SIMPKINS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executive Vice President of Valley Fidelity Bank and Trust Company, the within named bargainor, a corporation, and that he as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and official seal at office in Knox County, this the 20th day of February, 1985.

Andrea H. Jewell
Notary Public

My Commission Expires: 7-24-88

RESPONSIBLE TAXPAYER: Secretary of Housing and Urban Development
ADDRESS: Washington, D.C.

I hereby swear that the true value or actual consideration for this transfer, whichever is greater, is $56,980.00. (Tax exempt, purchased by the Secretary of Housing and Urban Development)

Mark C. Brown
Affiant

Sara Ragsdale
NOTARY PUBLIC

My Commission Expires: 6/22/88

I.D. 6061

IDENTIF. REFERENCE

FEB 28 2 27 PM '85

REGISTER DAVIDSON COUNTY, TN

MAIL ENV.