BOOK 6642 PAGE 867

SPECIAL WARRANTY DEED

30741

FROM: Tennessee Housing
Development Agency
Doctors Building
706 Church Street
Nashville, Tennessee 37219

This instrument was prepared by:
Paul E. Bidez
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: Secretary of Housing and
Urban Development
Washington, D.C.

Address New Owner(s) as Follows: Send Tax Bills To: Map-Parcel Numbers

Secretary of Housing and
Urban Development
Washington, D.C.

Secretary of Housing and Urban Development
One Commerce Place
16th Floor
Nashville, TN 37239

94-5-81

Field Book Numbers

18W-10892

32522

IDENTIFICATION REFERENCE

AUG 29 1 46 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Three Thousand Seven Hundred Eleven and 27/100 Dollars ($33,711.27).

Pamela G Bowman
Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of September, 1984.

Margaret J. Allen
Notary Public

My Commission Expires: January 19, 1988

FOR AND IN CONSIDERATION OF the sum of Thirty-Three Thousand Seven Hundred Eleven and 27/100 Dollars ($33,711.27), Tennessee Housing Development Agency has bargained and sold, and by these presents does transfer and convey unto the said Secretary of Housing and Urban Development, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Revised Plan of Shelby Heights Section I, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 50 feet on the northerly side of Davidson Street and extends back 103.8 feet on the easterly line and 93.4 feet on the westerly line to a dead line, measuring 51.1 feet thereon.

2315

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from Paul E. Bidez as Substitute Trustee, said deed being of record in Book 6322, page 477, Register's Office of Davidson County, Tennessee.

This is improved property, known as 1303 Davidson Street, Nashville, 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 Secretary of Housing and Urban Development, its successors and assigns, forever.

And Tennessee Housing Development Agency does covenant with the said Secretary of Housing and Urban Development that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as set forth on Exhibit A attached hereto and incorporated herein by reference.

And Tennessee Housing Development Agency does further covenant and bind its successors and assigns, to warrant and forever defend the title to the said land to the said Secretary of Housing and Urban Development, its successors and assigns against the lawful claims of all persons claiming by, through, or under Tennessee Housing Development Agency.

In Witness Whereof, Tennessee Housing Development Agency has executed this Special Warranty Deed this 24th day of July, 1984.

TENNESSEE HOUSING
DEVELOPMENT AGENCY

By: _____

Title: Director, Mortgage Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aubrey B. Vaughan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Director, Mtg Adm. (or other officer authorized to execute the instrument) of the TENNESSEE HOUSING DEVELOPMENT AGENCY, the within named bargainor, a Director, and that he as such Director executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Director.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24th day of July, 1984.

Sandra C. Cushenberry
Notary Public

My Commission Expires: 1/19/88

PEB/6-27-84

EXHIBIT A

1. 1984 taxes, a lien not yet due and payable.

2. Restrictive Covenants of record in Book 2810, page 475, Register's Office for Davidson County, Tennessee.

3. Plan of Record in Book 2330, page 171, Register's Office for Davidson County, Tennessee, which shows 5-foot public utility easement and 25-foot setback line from Davidson Road.

4. Survey dated August 1983, made by John Kohl and Company indicates asphalt drive encroaches onto the 5-foot public utility easement along the westerly lot lines of property.

5. The rights of redemption, if any, arising under Tennessee Code Annotated, Section 66-8-101.