NMC # 104451
FHA # 483-091710-203

61-13;31
12 DZ 16585

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of January 1986 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

BOOK 6765 PAGE 705

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 Nashville, County of Davidson State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 141 on the plan of Section 2, Shepardwood Subdivision, of record in Book 4460, Page 66, Register's Office for said County. Said Lot No. 141 fronts 70 feet on the westerly margin of Bethwood Drive and extends back 125 feet on the northerly line and 114.57 feet on the southerly line to a dead line in the rear, measuring 70.77 feet thereon.

Being the same property conveyed to National Mortgage Company by Trustee's Deed from D. W. McMackin, Substitute Trusree, recorded in Book 6743, Page 598 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 for the 1986 property taxes not yet due and payable. Fences and Driveways of adjoining property encroaches onto subject property along the South property line, Patio and Asphalt Drive encroach onto 10' Public Utility and Drainage easement along the North Property line and 10' public utility and drainage easement located along the North and West property lines as shown on survey by John B. Kohl III dated July 22, 1983. Restrictive covenants of record in Book 4572, Page 960, in the Register's Office of 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

BY: _____
David J. Weissmann Senior Vice President

NATIONAL MORTGAGE CO. CORPORATE SEAL TENNESSEE ATTEST

_____
Edwin Moskovitz Assistant Secretary

6 9 9 7 5

IDENTIFICATION REFERENCE

JAN 21 9 32 AM '86

FELIX Z. WILLIAMS, JR. REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
) SS.
COUNTY OF SEHLBY)

BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared David J. Weissmann and Edwin Moskovitz with whom I am personally acquainted and who upon oath acknowledged themselves to be the Senior Vice President and Assistant Secretary, respectively of National Mortgage Company the within named bargainor, a corporation, and they as such Senior Vice President and Assistant 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 Assistant Secretary.

WITNESS my hand and official seal at office this 15th day of January, 1986

Evelyn Jackson
Notary Public

My Commission Expires: My Commission Expires April 19, 1989

Property Address: 2578 Bethwood Dr., Nashville, Tenn. 37207

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