Map No. Gp. 92-13-71

Fld. Bk. No. 11W - 70365

This is improved property at:

3508 Park Avenue

Nashville, TN 37209

AUSBROOK/MIXON
MLMC No. 120210-0
FHA # 483-067799-203
BENEFACT # J-6974
SEND TAX BILLS TO:

Secretary of Housing and Urban Development
One Commerce Pl., Ste. 1600
Nashville, TN 37239

Prepared by:

WILLIAM PAGE DOUGAN
ATTORNEY AT LAW
401 DAVIDSON ROAD
NASHVILLE, TN 37205

BOOK 6915 PAGE 319

# SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of April, 1986 by and between Merrill Lynch Mortgage Corporation, a corporation organized and existing under and by virtue of the laws of the State of DELAWARE, 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 Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 in Block No. 7 on the Plan of Charlotte Park Company's 2nd addition to Nashville, of record in Book 57, page 160, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northerly side of Park Avenue (formerly First Avenue) and extends back northwardly, between parallel lines, 150 feet to an alley 20 feet wide.

Being the same property conveyed to Raymond E. Ausbrook and wife Julia M. Ausbrook by deed of record in Book 5378, page 331, Register's Office for said County.

Being the same property conveyed to Merrill Lynch Mortgage Corporation by Successor Trustee's deed of record in Book 6801, page 254, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE

JUL 14 8 39 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/14 6.00 CHECK 1
3341
19770

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 except for 1986 taxes, which are a lien not yet due or payable; and any easements and restrictions of record.

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.

MERRILL LYNCH MORTGAGE ASSOCIATION

Attest: Nancy Hartsell
NANCY HARTSELL Secretary
ASSISTANT

By: Nancy K. Kisela
ASST' VICE President
NANCY K. KISELA

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared NANCY K. KISELA and NANCY HARTSELL with whom I am personally acquainted and who upon oath acknowledged themselves to be the ASST' VICE PRESIDENT President and ASSISTANT Secretary, respectively of MERRILL LYNCH MORTGATE CORPORATION the within named bargainor, a corporation, and they as such ASST' VICE President and ASST' 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 ASST' VICE President, and attesting the same by the ASST' Secretary.

WITNESS my hand and official seal at office this 4th day of April, 1986.

MY COMMISSION EXPIRES:

7-22-88

OFFICIAL SEAL
PATRICIA P BEAN
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My comm. expires JUL 22, 1988

Patricia P. Bean
NOTARY PUBLIC
PATRICIA P. BEAN