PREPARED BY & RETURN TO:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

BOOK 7038 PAGE 778

TRACT I MAP 82-12 PAR.
TRACT II MAP 82-12 PAR 2

SPECIAL WARRANTY DEED

KNOW ALL MEN by these presents that FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, a CORPORATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, and under the supervision of THE FEDERAL HOME LOAN BANK BOARD, as REVEIVER FOR COMMUNITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, TENNESSEE, the GRANTOR herein, for and in consideration of the sum of TEN DOLLARS, ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY to GEORGE E. LOCKETT, the GRANTEE herein, the following described real property situated in DAVIDSON COUNTY, TENNESSEE, to wit:

TRACT I:
Land in Davidson County, Tennessee, being lot No. 5 on the Neil S. Brown's First Addition to East Nashville, as of record in Book 57, pages 33 and 50, Register's Office for Davidson County.

Said lot No. 5 fronts 50 feet on the north side of Main Street and runs back between parallel lines, 170 feet to an alley.

Included in the above description but excluded from the property being conveyed herein is that portion of lot No. 5 conveyed to the Nashville Housing Authority by deed of record in Book 3884, page 508, Register's Office for Davidson County, Tennessee, as follows, to wit:

Beginning at a point, said point being on a norterly margin of Main Street and being the most southerly corner of said property; thence with the northerly margin of Main Street in an easterly diresction a distance of 50 feet, more or less, to the easterly margin of said property; thence with the easterly margin of said property in a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of ten feet from the northerly margin on Main Street a distance of 50 feet, more or less, to the westerly margin of said prope-ty; thence with said westerly margin in a southerly direction a distance of 10 feet, more or less, to the point of beginning and containing 500 square feet, more or less.

TRACT II:
Land in Davidson County, Tennessee, being lot No. 6 on the plan of Neil S. Brown's First Addition to East Nashville, as of record in Book 57, page 33, Register's Office for Davidson County, Tennessee. minus that portion of the property taken for Main Street.

Said tract or portion of lot 6 fronts 50 feet on the northerly margin of Main Street as widened and extends back between parallel lines, 160 feet, more or less, to an alley.

Being the same property conveyed to Community Federal Savings and Loan Association of Nashville by deed (trustee's deed) from Alfred C. Galloway, Trustee, as of record in Book 6415, page 707, Register's Office for Davidson County, Tennessee. The Federal Savings and Loan Insurance Corporation was named receiver for Comminity Federal Savings and Loan Association of Nashville, Tennessee by order of the Federal Home Loan Bank Board.

TO Have and To Hold the said Real Property unto the said grantee, his successors, heirs and assigns, forever, subject only to:

1) Taxes for 1987 and subsequent years, a lien, not yet due and payable.

2) All matters as shown on the plan of record in Book 57, page 33, said Register's Office.

3) Any unconfirmed special taxes or assessments.

4) Any matters of contract that the grantee might have with partners or other parties in privity of contract with the grantee.

And the GRANTOR, FOR ITSELF AND ITS SUCCESSORS, does warrant to the grantee, his successors, heirs and assigns, only that:

1) The grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered, and;

2) Grantor will forever defend the property against all persons lawfully claiming through grantor.

IN WITNESS WHEREOF, the said FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, a CORPORATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA and under the supervision of the FEDERAL HOME LOAN BANK BOARD, as receiver for COMMUNITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, TENNESSEE, has caused its name to be affixed and by these presents to be signed by its duly authorized agent in its behalf, this 31 day of Oct, 1986.

FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION AS RECEIVER FOR COMMUNITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, TENNESSEE, UNDER THE SUPERVISION OF THE FEDERAL HOME LOAN BANK BOARD

BY: Jack N. DeLoshyter
Special Representative

STATE OF ILLINOIS)
COUNTY OF COOK)

On this 31 day of Oct, 1986, before me, the undersigned notary public in and for the said city and county, appeared Jack N. DeLoshyter personally known to me to be the agent of FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION as RECEIVER FOR COMMUNITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, TENNESSEE and acknowledged that he executed the same as such authorized agent pursuant to the authority given by the Federal Home Loan Bank Board, as his free and voluntary act and deed of the said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31st day of October, 1986.

Joyce M. Kass
notary

My commission expires: 9-10-88

MORTGAGEE: Reynold Budd 923 MAIN ST; Nashville, TN 37206

Address new owner as follows: George Lockeh
923 MAIN ST.
Nashville TN 37206

property addrss — 809 & 911 MAIN STREET Nashville, TN.

Send tax bills to : same

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $ 25,000.00

Subscribed and sworn to before me this 31 day of Oct, 1986.

Joyce M. Lockeh
notary

My commission expires: 1-14-87

NOTARY PUBLIC AT LARGE

NOV 13 9 51 AM '86

627-04

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7638 PAGE 780

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

250 [illegible] .50- CNVT
70.00 STAX
.50 PRFE
6.00 MDEED
CHECK 76.50-
[illegible]/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62704

IDENTIFICATION REFERENCE

Nov 13 9 51 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11344