THIS INSTRUMENT PREPARED BY:
Kathi L. Padgett, Attorney at Law
WATKINS, McGUGIN, McNEILLY & ROWAN
18th Floor, First American Center
315 Deaderick Street, Box 110
Nashville, Tennessee 37238-0110

BOOK 7082 PAGE 31

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into by and between COLWELL FINANCIAL CORPORATION (hereinafter referred to as the Seller) and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter referred to as the Buyer), his successors and assigns, One Commerce Place, Suite 1600, Nashville, Tennessee 37239, Attn: Single Family Property Disposition Branch.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid and receipt of which is hereby acknowledged, the Seller by these presents does hereby sell, transfer and convey to the Buyer, his successors and assigns forever, the following described real property situated in Davidson County, Tennessee, to wit:

BEING LOT 75-A, ZONE LOT DIVISION PERCY PRIEST WOODS, LOTS 75 AND 81, SECTION TWO, OF RECORD IN PLAT BOOK 6250, PAGE 307, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO COLWELL FINANCIAL CORPORATION BY SUBSTITUTE TRUSTEE'S DEED FROM KATHI L. PADGETT, SUBSTITUTE TRUSTEE, OF RECORD IN BOOK 7043, PAGE 843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid land with all estates, hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Buyer, his successors and assigns forever. The Seller is lawfully seized with fee simple title to the above-described real property, and has good and lawful right to sell, transfer and convey said property to the Buyer. The Seller will warrant and defend title to the Buyer against all persons claiming through or under Seller, but not otherwise.

77982

IDENTIFY REFERENCE

Dec 30 4 38 PM '85

REGISTER
DAVIDSON COUNTY, TN

RUSH

IN WITNESS WHEREOF, the Seller has caused this Special Warranty Deed to be executed by having its proper official subscribe his signature on this 2nd day of December, 1986.

COLWELL FINANCIAL CORPORATION

BY: _____
Gary B. Janeway
Executive Vice President

STATE OF KENTUCKY)
)
COUNTY OF Jefferson)

Personally appeared before me, a Notary Public in and for said County and State, the above-named Gary B. Janeway, with whom I am personally acquainted and who acknowledged him self to be the Executive Vice President of Colwell Financial Corporation, and who, as such officer being authorized so to do, executed the foregoing instrument for the purposes contained therein and no other.

WITNESS my hand and official seal at Jefferson County, Kentucky, this 2nd day of December, 1986.

_____
NOTARY PUBLIC

My Commission Expires:
9-15-88

MAIL PROPERTY TAX
STATEMENTS TO:

Secretary, Housing & Urban Development
One Commerce Place - Suite 1600
Nashville, Tennessee 37239

MAP & PARCEL NO.: 108-16-58