rejl060:4/27/87
XBS002-004

BOOK 7250 PAGE 252

FROM:	DOMINION BANKSHARES MORTGAGE CORPORATION	This instrument prepared by: DEARBORN & EWING, ATTORNEYS (JEH)
TO:	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Suite 1200, One Commerce Place Nashville, Tennessee 37239

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Secretary of Housing and and Urban Development One Commerce Place, Suite 1600 Nashville, TN 37239-1600	New Owner	149-2-A;29 149-2-A;99

STATE OF TN)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me, this the 28th day of May, 1987.

Notary Public

My Comm. Expires: 5-13-89

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, DOMINION BANKSHARES MORTGAGE CORPORATION, a Maryland corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, hereinafter called the GRANTEE, his successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot Nos. 29A and 29B of Zone Lot Division of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Piccadilly Square, Phase I, of record in Book 6250, page 468, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Fatemah T. Kani, by deed from Ali Noureddini and wife, Marvat Nourreddini, of record in Book 6480, page 246, said Register's Office.

Being also the same property conveyed to Dominion-Bankshares Mortgage Corporation by Substitute Trustee's Deed of record in Deed Book 7151, page 516, Davidson County Register's Office.

This property is conveyed subject to the following:

1. 1987 taxes, a lien, not yet due and payable.

IDENTIFICATION REFERENCE

3036.3

MAY 29 11 25 AM '87

DAVIDSON COUNTY, TENN.

2. Easement contained in the instrument of record in Book 6441, page 208, said Register's Office.

3. Declaration of Covenants and Restrictions and the Information Brochure of Piccadilly Square, a Planned Unit Development, and the By-Laws appended thereto, of record in Book 6236, page 683, said Register's Office, and all amendments thereto.

4. Article of Incorporation of Piccadilly Square Homeowner's Association, of record in Book 6236, page 703, said Register's Office, and all amendments thereto.

5. The Final P.U.D. Plan of Phase I, Piccadilly Square, of record in Book 5200, pages 720-722, said Register's Office.

6. The Plan of Zot Lot Division, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Piccadilly Square, Phase I, of record in Book 6250, page 468, said Register's Office.

7. Document for Additional Open Space of record in Book 6496, page 99, said Register's Office.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 8 day of May, 1987.

DOMINION BANKSHARES MORTGAGE CORPORATION, a Maryland corporation

BY: _____
P. Wendell Scull

TITLE: Senior Vice President

STATE OF Virginia)
COUNTY OF Fairfax)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared P. Wendell Soull, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Senior Vice President of Dominion Bankshares the within named bargainor, a corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and seal, at office in Fairfax, Virginia, this the 8th day of May, 1987.

Willard C Parker
NOTARY PUBLIC

My Commission Expires: 9/8/87