Mail

THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

Map 72-15
Parcel 210

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of August, 1988, by and between the Simmons First National Bank of Pine Bluff (hereinafter referred to as the Seller) and the Secretary of Housing and Urban Development of Washington, D.C. (hereinafter referred to as the Buyer) his successors and assigns.

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 to it paid, the 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:

> Land in Davidson County, Tennessee, being Lot No. 34 on the plan of Riverside Drive Subdivision, of record in Book 974, page 60, Register's Office for said County.
>
> Said Lot No. 34 fronts 50 feet on the easterly margin of Riverside Drive and extends back 193 feet, more or less, on the northerly line and 190 feet, more or less, on the southerly line to a dead line in the rear, measuring 50 feet thereon.
>
> Being the same property conveyed to the Simmons First National Bank of Pine Bluff from C. Edward Coomer, Substitute Trustee, by Substitute Trustee's Deed of record in Book 7610, page 320, 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 of the said aforesaid real property and the Seller 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 it, but not otherwise.

IN WITNESS WHEREOF, the Seller has caused this Special Warranty Deed to be executed by having its proper official subscribe hereto his official signature all as of the day and year aforesaid.

SIMMONS FIRST NATIONAL BANK
OF PINE BLUFF

By: _____
Marty Casteel, Vice President

SEAL

STATE OF ~~TENNESSEE~~ ARKANSAS)
COUNTY OF ~~DAVIDSON~~ JEFFERSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Marty Casteel, with whom I am personally acquainted and who acknowledged him self to be the Vice President of the Simmons First National Bank of Pine Bluff, and who, as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing as the Vice President for the Simmons First National Bank of Pine Bluff.

Witness my hand and official signature at Nashville, Tennessee, this 12th day of August, 1988.

My Commission Expires:
09-01-90

MARY F. BEARY NOTARY PUBLIC COM. EXP. 9-1-90 JEFFERSON CO., ARK.

NOTARY PUBLIC

9-6-90

STATE OF TENNESSEE, DAVIDSON COUNTY
RECEIVED FOR RECORD
SEP 2 9 42 AM '88
IDENTIFICATION REFERENCE
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