SPECIAL WARRANTY DEED

BOOK 7786 PAGE 457

THIS INDENTURE made and entered into this 10th day of January, 1989, be and between STANDARD FEDERAL SAVINGS BANK, a corporation organized and existing under and by virtue of the laws of the State of Maryland, 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 the City of Antioch, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennesee, being described according to a survey on John Kohl, dated March 3, 1982, as follows to wit: A tract of land shown as tract No. 1 on a plan of the subdivision of L. B. Jones et al's tract of 16.46 acres, prepared by Stephen A. Draper, Surveyor, November 4, 1953, and described according to a copy of the said plan as follows (an unrecorded plat): Beginning at a point in the center line of Pettus, Road, which is south 80 deg. 30' east 1016.2 feet from the northeast corner of the Colton tract, being the common corner of tracts 1 and 2 of the Jones land; thence with the center line of Pettus Road south 82 deg. 30' east 43.3 feet and continuing with the same south 84 deg. east 156.7 feet to a point; thence leaving said road south 4 deg. west 511 feet to a point; thence north 87 deg. 30' west 200 feet to the corner of tracts 1 and 2; thence with the line between said tracts north 4 deg. east 524 feet to the beginning, containing 2.37 acres, more or less. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as _____ said Register's Office.

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 aforescribed real estate which is unencumbered except 1989 taxes, a lien, but not due and payable.

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.

ATTEST:

STANDARD FEDERAL SAVINGS BANK

Mary Metzler
MARY METZLER, Assistant Secretary

BY: John Addis
JOHN ADDIS, Vice-President

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STATE OF Maryland

BOOK 7786 PAGE 458

COUNTY OF Washington

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, personally appeared John Addis _____ and Mary Metzler with whom I am personally acquainted and who upon oath acknowledged themselves to be the Vice President and Assistant Secretary, respectively of STANDARD FEDERAL SAVINGS BANK the within named bargainor, a corporation, and they as such Vice President and Assistant 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 Vice President, and attesting the same by the Assistant Secretary.

WITNESS my hand and official seal at office this 10th day of January, 1989.

My commission expires:
July 1, 1990

Keldra Diane Morningstar
NOTARY PUBLIC KELDRA MORNINGSTAR

PREPARED BY: LARRY A. WEISSMAN, ATTORNEY AT LAW
5118 PARK AVE., SUITE 127
MEMPHIS, TN 38127

mail

PROPERTY ADDRESS: 121 Pettus Road
Antioch, TN

MAIL TAX BILL TO: SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
One Common Place, #1600
Nashville, TN 37239

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is, $68,269.48, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carol C. McGill
Affiant

Subscribed and sworn to before me this 3rd day of March, 1989.

Linda J Hayes
NOTARY PUBLIC
My commission expires: May 4th, 1991