BOOK

SPECIAL WARRANTY DEED

FROM: Pamela K. Freas,
Grantor

TO: Secretary of Housing and Urban Development, Grantee

This instrument was prepared by:
Joseph R. Prochaska
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Secretary of Housing and Development Washington, D. C.		75-15-16
	Same	Field Book Numbers 04D-91316

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Pamela K. Freas, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Secretary of Housing and Urban Development, Grantee, its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 26-A on the Plan of Zone Lot Division of Lots 23-28, Meadows of Tulip Grove, Section Two, of record in Book 6900, page 184, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same land conveyed to Pamela K. Freas and Herschel D. Giles and Lettie J. Giles by deed from International Investment Funding Corporation, of record in Book 7308, page 829, Register's Office of Davidson County, Tennessee; Herschel D. Giles and Lettie J. Giles having conveyed all of their interest in the property to Pamela K. Freas by Quitclaim Deed, of record in Book 7812, page 336, said Register's Office.

This is improved property, known as 830 Netherlands Drive, Hermitage, Tennessee 37076.

This conveyance is expressly made subject to the following:

1. Restrictive covenants contained in instrument of record in Book 6900, page 184, Register's Office of Davidson County.
2. Plan of record in Book 6250, page 754 and amending Book 6900, page 184, of said Register's Office

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee

simple and has a good right to convey it. And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness her hand this 28 day of April, 1989.

Pamela K. Freas
PAMELA K. FREAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Bruckert, a Notary Public of said County and State, PAMELA K. FREAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28 day of April, 1989.

Linda Bruckert
Notary Public

My Commission Expires: 5-13-89

LINDA BRUCKERT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3271.12

IDENTIFICATION REFERENCE

PHILIP E. WILSON, REGISTER
DAVIDSON COUNTY, TN

MAY 12 2 33 PM '89

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