Box 41

# SPECIAL WARRANTY DEED

FROM: Earnestine Franklin, 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<br>Washington, D. C. | Same | 50-10-174 |
| | | Field Book Numbers |
| | | 12D-87479 |

BOOK 7864 PAGE 800

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, Earnestine Franklin, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Secretary of Housing and Urban Development, Grantee, his 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. 152-A on the Plan of Zone Lot Division of Lots 63-65, 68-69, 125-126, 128-134, 141, 144-145, 147-152 Revision to Section Four, Chesapeake Homes of record in Book 6250, page 933, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same land conveyed to Earnestine Franklin and Herschel D. Giles and Lettie J. Giles by deed from Chesapeake Associates, Ltd., of record in Book 7308, page 792, Register's Office of Davidson County, Tennessee; Herschel D. Giles and Lettie J. Giles having conveyed all of their interest in the property to Earnestine B. Franklin by Quitclaim Deed, of record in Book 7568, page 167, said Register's Office.

This is improved property, known as 3221 Woodstock Drive, Nashville, Tennessee 37207.

This conveyance is expressly made subject to the following:

1. The lien for 1989 taxes which have been prorated and will be paid by Grantee.

2. All easements, conditions and other matters shown on the General Development Plan of Record recorded in Book 6072, page 247, and on the Plan of record in Book 6250, pages 932 and 933 said Register's Office.

3. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

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, his 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 18th day of April, 1989.

Earnestine Franklin
EARNESTINE FRANKLIN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, PAMELA L. KITCHENS, a Notary Public of said County and State, EARNESTINE FRANKLIN, 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 18th day of April, 1989.

Pamela L. Kitchens
Notary Public

My Commission Expires: Jan. 23, 1989

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