THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

PROPERTY OWNER: Citizens Fidelity Bank & Trust,
d/b/a PNC Mortgage Servicing Company

PROPERTY ADDRESS: 130 McMurray Circle, #30
Nashville, Tennessee 37211

MAIL TAX BILLS TO: Secretary of Veterans Affairs
110 Ninth Avenue, South
Nashville, Tennessee 37203 4078 11/14 0101 03CHECK 6.00

MAP AND PARCEL #: 147-16-A -30

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 10th day of November, 1989, by and between Citizens Fidelity Bank & Trust, d/b/a PNC Mortgage Servicing Company, Party of the First Part, and Secretary of Veterans Affairs, Party of the Second Part.

W I T N E S S E T H :

That FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Party of the First Part has bargained and sold and does hereby bargain, sell, convey, transfer and confirm unto the said Party of the Second Part, the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 30, a Planned Unit Development, located on McMurray Drive, Nashville, Tennessee, as shown on the Plan of record in Book 6250, Page 230, and amended in Book 6606, Page 144, Register's Office, for Davidson County, Tennessee.

BEING the same property conveyed to Citizens Fidelity Bank and Trust, d/b/a PNC Mortgage Servicing Company, by Trustee's Deed of record in Book 7931, Page 761, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said Party of the Second Part, its successors, and assigns in fee simple forever.

The said Party of the First Part does hereby covenant with the said Party of the Second Part that the title and quiet possession thereto it will warrant and defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS the signature of the Party of the First Part the day and year first above written.

CITIZENS FIDELITY BANK & TRUST
d/b/a PNC MORTGAGE SERVICING
COMPANY

BY: Ronald D. Cox

TITLE: Vice President

STATE OF KENTUCKY)

COUNTY OF JEFFERSON)

Personally appeared before me, Lori M. Dench, a Notary Public in and for said State and County duly commissioned and qualified, Ronald D. Cox, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument (Special Warranty Deed) for the purposes therein contained, and who further acknowledged that he is the Vice President of Citizens Fidelity Bank & Trust, d/b/a PNC Mortgage Servicing Company, the within named Bargainor, and is authorized by the said Citizens Fidelity Bank & Trust, d/b/a PNC Mortgage Servicing Company, to execute this instrument as the duly authorized Vice President of the said Bargainor.

WITNESS my hand, at office, this 10th day of November, 1989.

Lori M. Dench
NOTARY PUBLIC

My Commission Expires:

September 19, 1993

STATE OF KENTUCKY)

COUNTY OF JEFFERSON)

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 $ 57,091.33 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kathleen Harned
AFFIANT, Kathleen Harned

Subscribed and sworn to before me, this 10th day of November, 1989.

Lori M. Dench
NOTARY PUBLIC

My Commission Expires:

September 19, 1993

FELIX Z. WILLIAMS, JR. REGISTER DAVIDSON COUNTY TN.
NOV 14 11 26 AM '89
IDENTIF. TREFERENCE
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