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Fee 43

GENERAL WARRANTY DEED

FROM: City Federal Savings Bank)
)
) This instrument prepared by:
) ADAMS, TAYLOR, PHILBIN,
) PIGUE & MARCHETTI
TO: Secretary of Housing) One Union Street
and Urban Development) Nashville, Tennessee 37201

NAME AND ADDRESS OF NEW OWNER	NAME AND ADDRESS OF PERSONS OR OF ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES	MAP - PARCEL NUMBER(S)
Secretary of HUD Washington, DC 20410	Department of HUD 251 Cumberland Bend Drive Nashville, TN 37208	MAP #83-1 PARCEL #63.00 27W-22435

Mortgagee: None
FHA #: 483-096925-203
Prior Mortgagor: James N. Miller and wife,
Shirley Miller

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, City Federal Savings Bank, ("Grantor) has bargained and sold, and by these presents does hereby transfer and convey unto the Secretary of Housing and Urban Development, ("Grantee"), his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 21 on the Plan of Zack Q. Myer's Subdivision of part of the Wood Property of record in Book 547, page 189, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to City Federal Savings Bank by Trustee's Deed of record in Book 7950, Page 521, said Register's Office.

This is improved property known as 917 Sharpe Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to all matters shown on any applicable recorded Plan, Master Deed or Declaration and any applicable restrictive covenants, easements or setback lines that are of record.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed by its duly authorized officers this 16th day of October, 19 89.

CITY FEDERAL SAVINGS BANK

By: S. D. Utley
S. D. Utley
Title: Vice President

By: Karen S. Grube
Karen S. Grube
Title: Assistant Secretary

STATE OF OHIO }
COUNTY OF CLARK }

Before me, Rhonda L. Miller, a Notary Public in and for the State and County aforesaid, personally appeared S. D. Utley and Karen S. Grube

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged themselves to be the Vice President and Assistant Secretary of City Federal Savings Bank, a corporation, and that they as such Vice President and Assistant Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Vice President and Assistant Secretary.

Witness my hand and official seal at Clark County Ohio, this 16th day of October 19 89.

Rhonda L. Miller
Notary Public Rhonda L. Miller
RHONDA L MILLER, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 10, 1993

My Commission Expires: August 10, 1993

87259

IDENTIF. REFERENCE

Dec 6 8 33 AM '89

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

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