Bk 43

BOOK 8048 PAGE 613

GENERAL WARRANTY DEED

FROM: CityFed Mortgage Company)
)
) 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 #91-7 PARCEL #179.00 12W-15900

Mortgagee: None
FHA #: 483-1041538-503
Prior Mortgagor: J. S. Allen

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, CityFed Mortgage Company, ("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 the westerly 20 feet of Lot No. 819 and the easterly 20 feet of Lot No. 821 of Block 141 on the plan of Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said property fronts 40 feet on the northerly margin of Kentucky Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to CityFed Mortgage Company, by Trustee's Deed of record in Book 7965, Page 85, said Register's Office.

This is improved property known as 4912 Kentucky Avenue, Nashville, Tennessee 37209.

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 2nd day of November, 19 89.

CITYFED MORTGAGE COMPANY

By: S D Utley

Title: S. D. Utley - Sr. Vice President

By: Donna L. Snyder

Title: Donna L Snyder - 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 Donna L Snyder 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 Sr. Vice President and Assistant Secretary of CityFed Mortgage Company, a corporation, and that they as such Sr. Vice President and Assistant Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Sr. Vice President and Assistant Secretary.

Witness my hand and official seal at Springfield, Ohio, this 2nd day of November 19 89.

Rhonda L Miller
Notary Public

My Commission Expires:
RHONDA L MILLER, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 10, 1993

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IDENTIF. REFERENCE

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DAVIDSON COUNTY TN.

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