SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of April, 1990, be and between GOVERNMENT NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under and by virtue of the laws of the State of Maryland, party of the first part, and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS SUCCESSORS AND ASSIGNS, party of the second part

WITNESSETH: That for the consideration of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

BOOK 8085 PAGE 6

Being part of Lot No. 23 on the amended plan ov Zone Lot Division, Lots 22-28 and 68-73, East Lake Subdivision, as of record in Plat Book 5800, Page 151 and amending Plat Book 5200, Page 342, Register's Office, Davidson County, Tennessee, and further described as follows: BEGINNING at a point on the easterly margin of East Lake Drive, also being the southwest corner of this parcel; thence with said margin North 06 degrees 53 minutes 05 second west 35.00 feet to a point; thence west with a radial line from East Lake Drive 171.34 feet to a point; thence south 01 degrees 44 minutes 46 seconds west 35.40 feet to a point, said line also being the rear line; thence west with a radial line from East Lake Drive 166.02 feet to the point of beginning; also being known as Parcel 197 on Property Map 108 8. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 8054, Page 970, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said party of the second part his successors and assigns forever.

The said party of the first part conveys the aforescribed real estate which is unencumbered except 1989 taxes.

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, claiming the same by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

STANDARD FEDERAL SAVINGS BANK CORPORATE SEAL

ATTEST:

Robert Drews, Asst. Secretary

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION
by Standard Federal Savings Bank, its Attorney-in-Fact

BY: _____

Don Davis, Assistant Vice President

STATE OF Maryland
COUNTY OF Frederick

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Don Davis and Robert Drews with whom I am personally acquainted and who upon oath acknowledged themselves to be the Asst. Vice President and Assistant Secretary, respectively of GOVERNMENT NATIONAL MORTGAGE ASSOCIATION the within named bargainor, a corporation, and they as such Asst. Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Asst. Vice President, and attesting the same by the Assistant Secretary.

WITNESS my hand and official seal at office this 5th day of April, 1990.

My commission expires:
July 1, 1990

NOTARY PUBLIC Kelly Smeak

KELLY SMEAK NOTARY PUBLIC CARROLL CO., MD.

Prepared By & Return To:
Larry A. Weissman, Attorney at Law
5118 Park Ave., Suite 127
Memphis, TN 38117

ASHLEY - FC 86106

PREPARED BY: LARRY A. WEISSMAN, ATTORNEY AT LAW
5118 PARK AVE., SUITE 127
MEMPHIS, TN 38127

PROPERTY ADDRESS: 3138 East Lake Drive
Nashville, TN

MAIL TAX BILL TO: SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
One Common Place, #1600
Nashville, TN 37239

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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, $55,538.84, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cynthia McGill
Affiant

Subscribed and sworn to before me this 9th day of April, 1990.

Wanda J Hays
NOTARY PUBLIC

My commission expires: May 4, 1991

17666

IDENTIF. TREFERENCE

APR 10 9 28 AM '90

DAVIDSON COUNTY TN.

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