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FILE BOX 61

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,882.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF APRIL A.D. 90

Notary Public

MY COMMISSION EXPIRES: 11-27-93

(AFFIX SEAL)

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Secretary of Housing and Urban Development (NAME)	same (NAME)	86-7-57
Cumberland Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leader Federal Bank for Savings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Secretary of Housing and Urban Development

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 41 on the Plan of Phase I, Section Two, Jackson's Retreat, of record in Book 5200, Pages 334 and 335, and amended in Book 5972, Page 95, both in Register's Office for said County.

SAID Lot No. 41 fronts 34.48 feet on the northeasterly margin of the cul-de-sac at the terminus of Retreat Ct. West and extends back 227.72 feet on the westerly line and 173.92 feet on the southerly line to a dead line in the rear, measuring 207.0 feet thereon.

BEING the same property conveyed to Leader Federal Bank for Savings by Trustee's Deed from Leader Enterprises, Inc., Trustee of record in Book 8063, Page 604, Register's Office for Davidson County, Tennessee.

3811 04/27 0101 030HEDK 6.00

unimproved ( )
This is improved ( ) property, known as 208 Retreat Court (House Number) (Street) Hermitage, TN 37076 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, ~~except as mentioned herein~~, and that we will forever warrant and defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of APRIL, 19 90

LEADER FEDERAL BANK FOR SAVINGS
BY: Asst. V. P

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared GLENN Gilmore and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Asst. Vice President and _____ respectively of the Leader Federal Bank for Savings the within named bargainor, a corporation, and that (he / they) as such Asst. Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said GLENN Gilmore as such Asst. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 4th day of APRIL, 19 90.

My commission expires 5-8-91

Matthew C [illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19___, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19___.

My commission expires:

_____
Notary Public

IDENTIF. REFERENCE

APR 23 1 35 PM '90

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