SPECIAL WARRANTY DEED

765550 Jarrett

THIS INDENTURE made and entered into this 24th day of April, 1990, be and between STANDARD FEDERAL SAVINGS BANK, 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 8098 PAGE 490

LAND in Davidson County, Tennessee, being Lot No. 15 in Block B on the Plan of the Fisk University Place, which plan is of record in Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee. Said Lot 15 fronts 48 feet on the west side of Howard Street, now called 30th Avenue North, and runs back westerly along the south margin of Clare Street 96 feet to a point, continuing along said Clare Street in a southwesterly direction 64 feet to the alley in the rear of said lot on which it measures 11 feet, and 150 feet to the margin of Howard Street. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 8028, Page 80, 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.

ATTEST:

Robert Drews, Asst. Secretary

STANDARD FEDERAL SAVINGS BANK

BY: _____

Don Davis, Asst Vice President

STANDARD FEDERAL SAVINGS BANK CORPORATE SEAL 1987

765950 - Jarrett

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 Assistant Vice President and Assistant Secretary, respectively of STANDARD FEDERAL SAVINGS BANK the within named bargainor, a corporation, and they as such Assistant 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 Assistant Vice President, and attesting the same by the Assistant Secretary.

WITNESS my hand and official seal at office this 24th day of April, 1990.

My commission expires:
July 1, 1990

Janice Barnard
NOTARY PUBLIC, Janice Barnard

NOTARY PUBLIC JANICE BARNARD FREDERICK CO. MD

mail

PREPARED BY: LARRY A. WEISSMAN, ATTORNEY AT LAW
3118 PARK AVE., SUITE 127
MEMPHIS, TN 38127

PROPERTY ADDRESS: 913 N. 30th Avenue
Nashville, TN 37209

BOOK 8098 PAGE 401

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

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, $71,134.33, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant, Don Davis

Subscribed and sworn to before me this 24th day of April, 1990.

Janice Barnard
NOTARY PUBLIC, Janice Barnard

NOTARY PUBLIC JANICE BARNARD FREDERICK CO. MD

My commission expires: July 1, 1990

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APR 30 12 15 PM '90

IDENTIF. REFERENCE

22561

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