FILE BOX 61

BOOK 8131 PAGE 524

FORM NO. WD-1 REV. 10-86

"SPECIAL WARRANTY DEED"

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant Phyllis Massey

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 19 90

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walt, Dyer & James, Attys., Suite 130, One Burton Hills Blvd., Nashville, Tn. 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Secretary of Housing and Urban Development (NAME)	same (NAME)	43-7-40
Suite 200 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
251 Cumberland Bend Drive		
Nashville, Tn. 37228-1803 (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. 59 on the plan of Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1946, as follows:

BEGINNING at a point in the easterly margin of McArthur Drive; thence east 136 feet being the line between Lots 58 and 59 of said unrecorded plan; thence south 65 feet to a point; thence west 136 feet to a point; thence north 65 feet running with the margin of said McArthur Drive to the point of beginning.

BEING the same property conveyed to Leader Federal Bank for Savings by Trustee's Deed from Leader Enterprises, Inc., Trustee of record in Book 8093, page 781, Register's Office for Davidson County, Tennessee.

34079

IDENTIFICATION REFERENCE

JUN 14 1 58 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 321-323 McArthur Drive, Madison, Tennessee 37115
(House Number) (Street) (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, unless otherwise noted herein, and that we will and our heirs and representatives, do warrant and forever 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 8th day of May, 19 90

Leader Federal Bank for Savings
BY: Phyllis Massey
Phyllis Massey - Vice President

STATE OF TENNESSEE
County of Shelby

BOOK 8131 PAGE 525

Personally appeared before me, Susan Wyatt-McDaniel, a Notary Public in and for said County and State, the within named Phyllis Massey

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, this 10 day of May 1990

My commission expires

Susan Wyatt-McDaniel
Notary Public

NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 12, 1992

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
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____.

_____
Notary Public

My commission expires: _____

0583 06/14 0101 03CHECK 6.00