546845-9 DKS

BOOK 8149 PAGE 706

GENERAL WARRANTY DEED

FROM: City Savings Bank, F.S.B., Grantor

TO: Secretary of Housing and Urban Development, Grantee

This instrument prepared by:
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
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 #81-7 PARCEL #552 #2W 13345

Mortgagee: None
FHA #: 203-483-1074405
Prior Mortgagor: Georgia G. Lenox

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, City Savings Bank, F.S.B., ("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 Lot No. 30 and the southerly 8 inches of Lot No. 29 on the Plan of J. L. Valentine's Subdivision of Lot No. 1, Woodard Property, as recorded in Plat Book 57, Page 83, Register's Office for said County.

Said Lot No. 30 and part of Lot No. 29 fronts together 34.0 feet on the easterly side of 10th Avenue, North, and extends back between parallel lines measuring 174.00 feet to an alley.

Being the same property conveyed to City Savings Bank, F.S.B. by Trustee's Deed of record in Book 8132, Page 594, said Register's Office.

This is improved property known as 1808 10th Avenue North, Nashville, Tennessee 37208.

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.

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 28TH day of JUNE, 1990.

CITY SAVINGS BANK, F.S.B.

By: Leslie G. Zeiter

Title: LESLIE G. ZEITER, VICE PRESIDENT

By: Donna L. Snyder

Title: DONNA L. SNYDER, ASSISTANT SECRETARY

STATE OF OHIO }
COUNTY OF CLARK }

Before me, KAREN S. GRUBE a Notary Public in and for the State and County aforesaid, personally appeared LESLIE G. ZEITER 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 VICE PRESIDENT and ASSISTANT SECRETARY of City Savings Bank, F.S.B., a corporation, and that they as such VICE PRESIDENT and ASSISTANT SECRETARY, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as VICE PRESIDENT and ASSISTANT SECRETARY.

Witness my hand and official seal at SPRINGFIELD OHIO, this 28TH day of JUNE, 1990.

Karen S. Grube
Notary Public
KAREN S. GRUBE

My Commission Expires:

KAREN S. GRUBE, NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES APRIL 6, 1994

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IDENTIFICATION REFERENCE

Jul 10 3 35 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN