119-1 152 A

# SPECIAL WARRANTY DEED

BOOK 8152 PAGE 344

THIS DEED, between UNION NATIONAL BANK OF ARKANSAS, LITTLE ROCK, ARKANSAS F/K/A UNION NATIONAL BANK OF LITTLE ROCK, a corporation organized and existing under the laws of the State of Arkansas, with its principal office located at 712 W. 3rd St, in the County of Pulaski, State of Arkansas, hereinafter called Grantor, and the Secretary of Veterans Affairs, an Officer of the United States of American, whose address is c/o Director, VA Regional Office, 110 9th Avenue, S., Nashville, TN 37203, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by there presents, does transfer and convey unto the said Grantee, and unto his/her successors in such office, as such, and his/her or their assigns, certain property described as follows:

Being part of Lots 148 & 149 on the Map on Overhill City & W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries, as of record in Plat Book 332, Page 21, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John Kohl & Co., dated March 15, 1983 as follows: BEGINNING at a point in the northerly margin of Rose Street. said point being 50 feet west of Dortch Avenue; thence westerly 100 along the northerly margin of Rose Street to a point; thence northerly 68 feet to a point ; thence easterly 102.7 feet to a point; thence southerly 89.5 feet to the point of beginning. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 8148, Pages 351 & 352, said Register's Office.

This conveyance is subject to the following: Except 1990 taxes.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his/her successors in such office, as such, and his/her or their assigns, forever.

Grantor covenants with the said Grantee and his/her successors and assigns that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and his/her successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under grantor but not further or otherwise.

UNION NATIONAL BANK OF ARKANSAS
LITTLE ROCK, ARKANSAS F/K/A
UNION NATIONAL BANK OF LITTLE ROCK

BY: _____
Charles W. Utley, Vice President

ATTEST: Ellen Hanson
Ellen Hanson, Mortgage Servicing Officer

FILED FOR RECORD
DAVIDSON COUNTY, TN
JUL 13 3 27 PM '90

IDENTIFICATION REFERENCE

4 1 3 7 2

9968 07/13 0101 03CHECK

6.00

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

FC8800 - Metro

STATE OF Arkansas

COUNTY OF Lonoke

BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Charles W. Utley with whom I am personally acquainted and who upon oath arknowledged themselves to be the Vice President and Mortgage Serv. Off. ~~Secretary~~ respectively of UNION NATIONAL BANK OF ARKANSAS, LITTLE ROCK, ARKANSAS F/K/A UNION NATIONAL BANK OF LITTLE ROCK the within named bargainor, a corporation, and they as such Vice President and Mortgage Serv. Off. ~~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 Vice President, and attesting the same by the Mortgage Serv. Off. ~~Secretary~~.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 22 day of June, 1990.

My commission expires:
My Commission Expires 4-15-1996

Tammy Hart
NOTARY PUBLIC Tammy Hart

Property Address: 316 Rose Street
Nashville, TN

Mail Tax Bills To: Veterans Administration
110 9th Avenue, South
Nashville, TN 37219

Prepared By: Larry A. Weissman
5118 Park Ave., Suite 127
Memphis, TN 38117

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

Affiant Charles W. Utley, Vice President

Subscribed and sworn to before me this 22 day of June, 1990.

Tammy Hart
NOTARY PUBLIC Tammy Hart
My Commission Expires 4-15-1996
My commission expires: _____