This Instrument Was Prepared By:
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Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8178 PAGE 359

Address New Owner(s):
Secretary of Housing
and Urban Development
251 Cumberland Bend Dr.
Suite 200
Nashville, TN 37228-1803

Send Tax Bills to
New Owner
Attn: Single Family
Loan Management
Branch

Map: 110
Parcel: 157

1540 08/20 0101 03CHECK 12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the full cancellation and satisfaction of the indebtedness described in and secured by a Deed of Trust of record in Book 6649, page 419, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, GREGG V. SMITH and wife, ELIZABETH A. LECLERCQ, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl & Company, P.C., dated August 23, 1985, as follows:
>
> BEGINNING at a point in the center line of Alvin Sperry Road at a common corner with property of Harry Bright, of record in Deed Book 3498, page 361, Register's Office for Davidson County, Tennessee; thence with South 50° 00' West, with U.S. Government Take Line, 111.00 feet to an iron pin; thence South 41° 08' West with said U.S. Government Take Line 49.0 feet to an iron pin; thence South 83° 15' West 257.4 feet to an iron pin; thence due North 139 feet to an iron pin; thence West 85.9 feet, more or less, to a point; thence North 11° 25' East 87.94 feet to a point; thence, South 78° 04' East 416.86 feet to a point in the westerly margin of Alvin Sperry Road, thence continuing in an easterly direction, 33 feet, more or less, to a point of beginning, containing 1.28 acre, more or less.
>
> Being the same property conveyed to Gregg V. Smith and wife, Elizabeth A. Leclercq by deed from Fred R. Holt and wife, Mary A. Holt of record in Book 6649, page 416, Register's Office for Davidson County, Tennessee.

This is improved property known as 4815 Alvin Sperry Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out on Exhibit "A" hereto. Grantor further covenants and

binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 1990.

Gregg V. Smith
GREGG V. SMITH

Elizabeth A. Leclercq
ELIZABETH A. LECLERCQ

STATE OF Florida)
)
COUNTY OF Leon)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named GREGG V. SMITH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Anchor Savings Bank, this 10 day of August, 1990.

Notary Public

NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: JULY 17, 1993. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires:

STATE OF Florida)
)
COUNTY OF Leon)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ELIZABETH A. LECLERCQ, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Anchor Savings Bank, this 10 day of August, 1990.

Notary Public

NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: JULY 17, 1993. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires:

1. Taxes for 1990, a lien not yet due and payable.

2. Roadway Easement of record in Book 3848, page 90, Register's Office for Davidson County, Tennessee.

3. Easement Agreement for water line and meter of record in Book 6252, page 121, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50,482.25 .

Marilyn Jean Patterson
Affiant

Subscribed and sworn to before me,
this 16th day of August, 1990.

Kathleen Vickers
Notary Public

My Commission Expires: January 23, 1993

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Aug 20 11 10 AM '90

5:MJP0802901.WP