SPECIAL WARRANTY DEED

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THIS INDENTURE made and entered into this 10th day of August, 19 90, be and between Standard Federal Savings Bank, a corporation organized and existing under and by virtue of the laws of the State of the U.S.A., 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:

Lot No. 135 on the Plan of Benedict Land Company's First Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 8148, Page 345, 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 for 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: STANDARD FEDERAL SAVINGS BANK

Robert Drews, Asst. Secretary — BY: Don Davis, Vice President

STANDARD FEDERAL SAVINGS BANK CORPORATE SEAL 1987

5201.0

IDENTIFICATION REFERENCE

Aug 24 8 30 AM '90

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN

2972 08/24 0101 03CHECK 6.00

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

WITNESS my hand and official seal at office this 10th day of August, 1990.

My commission expires:
September 1, 1991

NOTARY PUBLIC JANICE BARNARD FREDERICK CO. MD

Janice Barnard
NOTARY PUBLIC, Janice Barnard

Janice Barnard
My commission expires September 1, 1991

PREPARED BY: LARRY A. WEISSMAN, ATTORNEY AT LAW
5118 PARK AVE., SUITE 127
MEMPHIS, TN 38127

Mail

PROPERTY ADDRESS: 1221 Stockwell Street
Nashville, TN 37207

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in This Document When Received.

MAIL TAX BILL TO: SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
251 Cumberland Bend Drive, Suite 200
Nashville, Tennessee 37228-1803

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, $42,000,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of August, 1990.

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES MAY 4, 1991