SPECIAL WARRANTY DEED

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THIS INDENTURE made and entered into this 26th day of June, 1990, be and between STANDARD FEDERAL SAVINGS BANK, a corporation organized and existing under and by virtue of the laws of the State of Maryland, 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. 6 on the Plan of Annawood of record in Book 5210, Page 314, Register's Office, Davidson County, Tennessee. Said Lot No. 6 fronts 26.34 feet on the northerly margin of cul-de-sac Anna Court and extends back 155.08 feet on the southeasterly line and 167.26 feet on the broken westerly line to a dead line in the rear, measuring 91.75 feet thereon. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 8130, Page 716, 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 1990 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:

Robert Drews, Assistant Secretary

STANDARD FEDERAL SAVINGS BANK

BY: _____

Don Davis, Assistant Vice President

STANDARD FEDERAL SAVINGS BANK CORPORATE SEAL 1987

IDENTIFICATION REFERENCE

59659

SEP 13 10 47 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF MARYLAND

COUNTY OF FREDERICK

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

WITNESS my hand and official seal at office, this 26th day of June, 1990.

My commission expires:
July 1, 1990

NOTARY PUBLIC Wendy M. Shawver

NOTARY PUBLIC FREDERICK COUNTY, MD. WENDY M. SHAWVER

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

PROPERTY ADDRESS: 320-322 Anna Court
Nashville, TN

MAIL TAX BILL TO: SECRETARY OF HOUSING AND URBAN DEVELOPMENT
One Common Place, #1600
Nashville, TN 37239

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, $46,640.99, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle Stanford
Affiant

Subscribed and sworn to before me this 10th day of September, 1990.

Wendy M. Hayes
NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 4, 1991

My commission expires:

09/13 0101 03CHECK 6.00

FC90020 - Roberts