#63715

SPECIAL WARRANTY DEED

BOOK 8219 PAGE 925

THIS INDENTURE made and entered into this 25th day of September, 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 Madison, County of Davidson, State of Tennessee, to-wit:

Lot No. 58 on the Plan of anderson Estates, not of record according to a survey made by Anderson and Gee Surveyors dated August 5, 1946, and described as follows: BEGINNING at a point in the easterly margin of McArther Drive, thence easterly 136 feet being the line between Lots 57 and 58, of said unrecorded plan; thence south 65 feet to a point; thence west 136 feet to a point; thence north 65 feet running with the margin of said McArthur Drive to the point of beginning. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 8204, Page 694, 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

Robert Drews, Asst. Secretary

STANDARD FEDERAL SAVINGS BANK

BY: Don Davis

Don Davis, Vice President

STANDARD FEDERAL SAVINGS BANK CORPORATE SEAL 1987

STATE OF _Maryland_____

BOOK 8219 PAGE 926

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 SAVINGS 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 25th day of September___, 1990.

My commission expires:
__10-1-92_____

NOTARY PUBLIC JUDY C. FRYE FREDERICK CO.

Judy C. Frye
NOTARY PUBLIC

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

PROPERTY ADDRESS: 325-327 McArthur Drive
Madison, TN

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

1353 10/19 0101 03CHECK 6.00

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, $71,177.88___, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle H. Stanford
Affiant

Subscribed and sworn to before me this 9th day of October___, 1990.

Linda J. Hayes
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC SHELBY CO.

My commission expires: MY COMMISSION EXPIRES MAY 4, 1991

IDENTIF. TREFERENCE

65894

OCT 19 8 44 AM '90

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY TN.

FC 90095- Roberts