SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 9TH day of OCTOBER, 1990, 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

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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 21A on the Zone Lot Division of Lots 14, 17, 19 & 21, on the Plan of Seven Oaks Estates, Section III, of record in Plat Book 6250, Page 599, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 8504, Page 700, said Register's Office. Parcel #120-13-78

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 subject to subdivision restrictions, building lines and easements in Book 6250, page 599 and Book 5200, Page 760 and easements in Book 5261, Page 798, said Register's Office.

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, ASST SECRETARY

STANDARD FEDERAL SAVINGS BANK

BY: _____

DON DAVIS, VICE PRESIDENT

STANDARD FEDERAL SAVINGS BANK CORPORATE SEAL 1987

4902 10/31 0101 03CHECK 6.00

[redacted] [redacted]

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 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 9TH day of OCTOBER, 1990.

My commission expires:
SEPTEMBER 1, 1991

Janice Barnard
NOTARY PUBLIC, JANICE BARNARD

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

PROPERTY ADDRESS: 1108 Tara Ann Court
Nashville, TN

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

NOTARY PUBLIC JANICE BARNARD FREDERICK CO. MD

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, $54603.83, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle L. Stanford
Affiant

Subscribed and sworn to before me this 12th day of October, 1990.

Wanda J. Hayes
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES MAY 4, 1991

IDENTIF. REFERENCE

OCT 31 8 45 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

58864

FC 90067 McLean