#546976-2 (SB)

BOOK 8244 PAGE 199

GENERAL WARRANTY DEED

FROM: City Savings Bank, F.S.B., n/k/a City Savings, F.S.B., Grantor

TO: Secretary of Housing and Urban Development, Grantee

This instrument prepared by:
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

| NAME AND ADDRESS OF NEW OWNER | NAME AND ADDRESS OF PERSONS OR OF ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES | MAP - PARCEL NUMBER(S) |
|---|---|---|
| Secretary of HUD<br>Washington, DC 20410 | Department of HUD<br>251 Cumberland Bend Drive<br>Nashville, TN 37228 | Map #76-1<br>Parcel #131<br>04D 91781 |

Mortgagee: None
FHA #: 203-483-1101631
Prior Mortgagor: Raymond Thomas Ferguson and Brenda C. Ferguson

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, City Savings Bank, F.S.B., n/k/a City Savings, F.S.B., ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto the Secretary of Housing and Urban Development, ("Grantee"), his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 102B on the plan of Tulip Grove Woods, Phase 1, Zone Lot Division Lot Nos. 101, 102 and 103, of record in Book 6250, Page 788, Register's Office for said County.

Said Lot No. 102B fronts 39.83 feet on the westerly margin of Hidden Hill Drive and extends back 393.15 feet on the northerly line and 390.79 feet on the southerly line to a dead line in the rear, measuring 76.73 feet thereon.

Being the same property conveyed to City Savings Bank, F.S.B. by Trustee's Deed of record in Book 8218, Page 265, said Register's Office.

This is improved property known as 517 Hidden Hill Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all matters shown on any applicable recorded Plan, Master Deed or Declaration and any applicable restrictive covenants, easements or setback lines that are of record.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed by its duly authorized officers this 9th day of November, 1990.

CITY SAVINGS BANK, FSB n/k/a
CITY SAVINGS, FSB

By: Leslie G. Zeiter
Leslie G. Zeiter
Title: Vice President

By: Donna L. Snyder
Donna L. Snyder
Title: Assistant Secretary

STATE OF OHIO )
COUNTY OF CLARK )

Before me, Rhonda L. Miller a Notary Public in and for the State and County aforesaid, personally appeared Leslie G. Zeiter and Donna L. Snyder with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged themselves to be the Vice President and Assistant Secrtary of City Savings Bank, F.S.B., n/k/a City Savings, F.S.B., a corporation, and that they as such Vice President and Assistant Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Vice President and Assistant Secretary.

Witness my hand and official seal at Springfield, OHIO, this 9th day of November, 1990.

Rhonda L. Miller
Notary Public

My Commission Expires: RHONDA L. MILLER, NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES AUGUST 10, 1993

7.5161

IDENTIFICATION REFERENCE

NOV 27 3 27 PM '90

DAVIDSON COUNTY, TN

0416 11/27 0101 03CHECK 6.00