CRUPPER
026387

SPECIAL WARRANTY DEED

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THIS INDENTURE made and entered into this 25th day of February, 1991, be and between UNION NATIONAL BANK OF ARKANSAS, LITTLE ROCK, ARKANSAS F/K/A UNION NATIONAL BANK OF LITTLE ROCK, a corporation organized and existing under and by virtue of the laws of the State of Arkansas, 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:

Land in Davidson County, Tennessee, being Lot NO. 5A81, on teh plan of Glengary Park, Section 5-A, of record in Book 3330, Page 58, Register's Office for said County. Said Lot fronts 80 feet on the southeasterly margin of Finley Drive, now known as Winthorne Drive, and runs back 302.2 feet on teh northeasterly line and 290.3 feet on the southwesterly line to a dead line in the rear, on which it measures 80.9 feet. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 8292, Page 631, said Register's Office. Parcel #120-9/112.

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 and 1991 taxes and subject to subdivision restrictions, building line and easements as shown on the aforementioned plat.

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:

Ellen Hanson

Ellen Hanson, Mortgage Servicing Officer

UNION NATIONAL BANK OF ARKANSAS,
LITTLE ROCK, ARKANSAS, F/K/A
UNION NATIONAL BANK OF LITTLE ROCK

BY: _____

Charles W. Utley, Vice President

STATE OF ARKANSAS

COUNTY OF GRANT

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BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Charles W. Utley and Ellen Hanson with whom I am personally acquainted and who upon oath acknowledged themselves to be the Vice President and Mortgage Servicing Officer respectively of UNION NATIONAL BANK OF ARKANSAS, LITTLE ROCK, ARKANSAS, F/K/A UNION NATIONAL BANK OF LITTLE ROCK, the within named bargainor, a corporation, and they as such Vice President and Mortgage Servicing Officer 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 Mortgage Servicing Officer

WITNESS my hand and official seal at office this 25th day of February, 1991.

BILLIE JO LAMB NOTARY PUBLIC GRANT COUNTY, ARK. My Commission Exp. 3/3/96

My Commission Expires: _____

Billie Jo Lamb
NOTARY PUBLIC Billie Jo Lamb

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

PROPERTY ADDRESS: 1416 Winthorne
Nashville, TN 72203

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

IDENTIF. REFERENCE 97267

FILED FOR RECORD DAVIDSON COUNTY, TN. MAR 6 11 56 AM '91

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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, $ 52,290.64, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ellen Hanson
Affiant Ellen Hanson, Mortgage Servicing Officer

Subscribed and sworn to before me this 25th day of February, 1991.

BILLIE JO LAMB NOTARY PUBLIC GRANT COUNTY, ARK. My Commission Exp. 3/3/96

Billie Jo Lamb
NOTARY PUBLIC Billie Jo Lamb

My Commission expires: _____

mail

LARRY A. WEISSMAN, ATTORNEY AT LAW
5118 Park Ave., Suite 127
Memphis, Tn 38117

FC. 90114 - Cruzper