BOOK 8309 PAGE 265

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of March, 1991, 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. 97 on the Plan of Montrose Place Subdivision, of record in Book 57, Page 93, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete legal description. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 8292, Page 628, said Register's Office. Parcel #118-01/301.

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 subsequent years, and subject to subdivision restrictions, building lines 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:

Susan Jaeger, Assistant Secretary

STANDARD FEDERAL SAVINGS BANK

BY: Don Davis, Vice President

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STATE OF Maryland

COUNTY OF Frederick

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Don Davis and Susan Jaeger with whom I am personally acquainted and who upon oath acknowledged themselves to be the Vice President and Assistatn Secretary, respectively of STANDARD FEDERAL SAVINGS BANK the within named bargainor, a corporation, and they as such Vice President and Asst. 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 Asst. Secretary.

WITNESS my hand and official seal at office this 6th day of March, 1991.

NOTARY PUBLIC JUDY C. FRYE FREDERICK CO. MD

My commission expires:
10-1-92

NOTARY PUBLIC Judy Frye

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

PROPERTY ADDRESS: 910 Montrose Ave.
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, $41,760.12, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle Y. Stanford
Affiant

Subscribed and sworn to before me this 6th day of March, 1991.

Linda J Hayes
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES MAY 4, 1991

FC 90183 Cash