HSA L#5340506S
FHA #483-069413-203

BOOK 8402 PAGE 106

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of July, 19 91, by and between HOME SAVINGS OF AMERICA, F.A.

hereinafter called Grantor,

and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson State of Tennessee, to-wit:

Being the east 20 feet of Lot No. 903 and all of Lot No. 901, Block 120, on the Map of Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75 of the Register's Office for said county. Said lot and part of said lot adjoin and front together 55 feet on the northerly side of Delaware Avenue and run back between parallel lines, along the west margin of 50th Avenue North, formerly 9th Street, 150 feet to an alley.

Being all or part of the property described in Substitute Trustee's Deed of record in Book 8297, Page 865, in the Register's Office of Davidson County, Tennessee.

32399

IDENTIFICATION

Jul 22 10 30 AM '91

MAIL ENV.

3502 07/22 0101 03CHECK 6.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and/or successors and assigns, in fee simple forever, ~~as tenants by the entirety, or if not husband and wife, then as joint tenants with the right of survivorship~~

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee; and 1990 County taxes; and restrictions, building lines and easements and uncumberances of record, including Book 57, Pages 74 and 75, and all other easements of record.

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons., claiming the same by, through or under it, but not further or otherwise.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged.

Home Savings of America, F.A.
by:

Donald Kinney, Jr. - Senior Vice President

Rick Loescher - Vice President

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STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 15th day of July, 19 91, before me personally appeared
Rick Loescher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Home Savings of America, F. A., the within named Grantor, a corporation, and that such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission expires:
August 20, 1993

Lynn J. Foster Notary Public

OFFICIAL SEAL
LYNN J. FOSTER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 20, 1993

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 15th day of July, 19 91, before me personally appeared
Donald Kinney Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Senior Vice President of Home Savings of America, F. A., the within named Grantor, a corporation, and that such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission expires:
August 20, 1993

Lynn J. Foster Notary Public

OFFICIAL SEAL
LYNN J. FOSTER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 20, 1993

STATE OF TENNESSEE
COUNTY OF SHELBY

On this _____ day of _____, 19 _____, before me personally appeared _____ and _____ and _____, with each of whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon their several oaths, acknowledged themselves to be partners and all of the partners in _____ the within named Grantor, a partnership; and that they, as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the parnership by themselves as such partners.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 38,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____ Affiant

Subscribed and sworn to before me this the 15th day of July, 19 91.

_____ Notary Public

My commission expires:

NOTARY SEAL
THOMAS R. JAMES
SEAL
NOTARY PUBLIC SHELBY COUNTY, TENNESSEE
My Commission Expires Aug. 3, 1992

Prepared by and return to:
WALT, DYER AND JAMES
606 S. Mendenhall ~~Suite 101~~ 5100 Wheelis Drive, Suite #100
~~Memphis, TN 38117~~ - 4520

State Tax	$	140.60
Register's Fee		1.00
Recording Fee	$	6.00
Total	$	147.60

Person or Agency responsible for payment of taxes:
Name Department of H.U.D./Property Disposit
Address 251 Cumberland Bend
Nashville, TN 37228

Property Address 5000 Delaware Avenue
Nashville, TN 37208

Mail Tax Notice to Dept. of H.U.D.

FILE NUMBER _____

Property Owner Dept of HUD

Mailing Address 251 Cumberland Bend
Nashville, TN 37228