SPECIAL WARRANTY DEED BOOK 8459 PAGE 265

THIS INDENTURE made and entered into this 16th day of August, 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:

Being the easterly 1/2 of Lot No. 14 on the map of C. W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Plat Book 421, Page 35, Register's Office, Davidson County, Tennessee. Saidpart of said lot fronts 50 feet on the north side of Elvira Avenue and runs back between line 359.7 feet on the east line and 366.1 feet on the west line to a dead line in the rear on which it measures 50 feet. And being the same property described in and conveyed to the grantor herein by Trustee's Deed recorded as Book 6422, Page 997, said Register's Office. Map and Parcel No. 72-6-97.

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 1991 taxes, 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:

Robert Drews/Assistant Secretary

STANDARD FEDERAL SAVINGS BANK

BY: Don Davis/Vice President

STATE OF TENNESSEE SEAL 1987

RECEIVED FOR RECORD
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REGISTER'S OFFICE

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STATE OF __Maryland_____

BOOK 8459 PAGE 266

COUNTY OF _Frederick_____

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 __16th day of _____August__, 1991.

My commission expires:
April 1, 1992

Barbara Lynn Craver
NOTARY PUBLIC

BARBARA LYNN CRAVER
MY COMMISSION EXPIRES APRIL 1, 1992

NOTARY PUBLIC
BARBARA LYNN CRAVER
FREDERICK CO. MD

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

mail

PROPERTY ADDRESS: 927 Elvira Avenue
Nashville, TN

MAIL TAX BILL TO: SECRETARY OF HOUSING AND URBAN DEVELOPMENT
251 Cumberland Bend Drive
Nashville, TN 37229

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, $38,859.70, 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 30th day of September, 1991.

Wanda L. Hayes
NOTARY PUBLIC

My Commission Expires Apr. 11, 1993

My commission expires: _____

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