SPECIAL WARRANTY DEED

Roney
967076

THIS INDENTURE made and entered into this 3rd day of December, 1991, be and between U N SERVICE CORP., 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

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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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 6, Lot No. 72, in a Horizontal Property Regime as shown on the sondominium site plan, Section 2, Phase III, Quail Valley, as of record in Plat Book 5200, Page 417, Register's Office, Davidson County, Tennessee. And being the same property described in and conveyed to the grantor herein by Trustee's Deed recorded as Book 8498, Page 545, said Register's Office. Field Book 03D 86532; Map 108-8C; Parcel 6 CO.

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 condominium dues and subject to restrictive covenants in Book 4800, Page 254 and Book 5753, Page 562, and subject to all matters shown on the Plan of record in Book 5200, Page 417, said Register's Office.

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.

U N SERVICE CORP.

ATTEST:

Charles W. Uxley, Vice President

BY:

Stephen Armstrong, President

6.9088

IDENTIFICATION REFERENCE

Dec 12 2 02 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

2066 12/12 0101 03CHECK 6.00

STATE OF ARKANSAS

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COUNTY OF PULASKI

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Stephen Armstrong and Charles W. Utley with whom I am personally acquainted and who upon oath acknowledged themselves to be the _____ President and Vice President ~~Secretary~~, respectively of U N SERVICE CORP. the within named bargainor, a corporation, and they as such _____ President and Vice President ~~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 _____ President, and attesting the same by the Vice President ~~Secretary~~.

WITNESS my hand and official seal at office this 3rd day of December, 1991.

~~My commission expires:~~

10/11/99

NOTARY PUBLIC Cathy McGee

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

PROPERTY ADDRESS: 1307 Quail Court E-6
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, $ 43,310.07, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Charles W. Utley, Vice President

Subscribed and sworn to before me this 3rd day of December, 1991.

NOTARY PUBLIC Cathy McGee

My commission expires: 10/11/99

FC 91199 - Roney