75-11
206

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of February, 1992, be and between TROY & NICHOLS, INC., a corporation organized and existing under and by virtue of the laws of the State of Tennessee, 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 Hermitage, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 81-B of the Zone Lot Division, Lots 1, 2, 3, and 74 thru 82, MEADOWS OF TULIP GROVE, Section One, as recorded in Book 6250, Page 304, amending the plan of record in Book 5200, Page 612, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 8493, Page 331, said Register's Office. Tax Parcel No. 75-11-206.

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 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.

IT 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:

LInda Satter, Ast Secretary

TROY & NICHOLS, INC.

BY: Ronnie Trant

Ronnie Trant, Vice President

STATE OF Louisiana
Parish
~~COUNTY~~ OF Ouachita

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BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Ronnie Trant and Linda Salter with whom I am personally acquainted and who upon oath acknowledged themselves to be the Vice President and Ast Secretary, respectively of TROY & NICHOLS, INC., the within named bargainor, a corporation, and they as such Vice President and Ast 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 Ast secretary.

WITNESS my hand and official seal at office this 27th day of February, 1992.

My commission expires:
Lifetime

NOTARY PUBLIC
Gail Cox

Prepared By and Return To: Larry A. Weissman, Attorney at Law
5118 Park Avenue, Suite 127
Memphis, TN 38117

Mail Tax Bills To: TROY & NICHOLS, INC.
P. O. Box 4025
Monroe, LA 71211

Property Address: 675 Mercer Dr.
Hermitage, TN

I, or we, hereby swear of 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 $51,126.69, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT Ronnie Trant, Vice President

Subscribed and sworn to before me this the 27th day of February, 1992.

NOTARY PUBLIC Gail Cox

My commission expires: Lifetime

8.9.69.0

IDENTIFICATION REFERENCE

MAR 5 9 15 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3397 03/05 0101 03CHECK 6.00

Evans
FC 91937