WARRANTY DEED

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

THIS INDENTURE, made and entered into this 19th day of February, 1992, by and between ROBERT K. CARTER AND WIFE, JENNIFER M. CARTER, the first part, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., his successors and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do 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 Bellevue, County of Davidson State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 312 as shown on the Post House-Bellevue Condominium, Phase Two of record in the First Amendment to the Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, Page 811; and referred to as Exhibit "B" found at pages 813, 814 and 815 to which plan reference is hereby made for a more complete description; Book 6846, Page 811 amending original Master Deed of record in Book 6838, page 445; all reference of record in the Register's of Deeds Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said parties of the first part do hereby covenant with the said party of the second part that they lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same, that the same is unencumbered except as to an encumbrance evidenced by a deed of trust originally executed to Statesman Mortgage Company dated May 31, 1989, for ROBERT K. CARTER AND WIFE, JENNIFER M. CARTER, to secure the payment of a note of even date therewith in the principal sum of Seventy Six Thousand Eight Hundred and No/100---($76,800.00) which deed of trust is recorded in Book 7857, Page 541, in the office of Register of Deeds. Davidson County, Tennessee, and which deed of trust was validly assigned to Standard Federal Savings Bank and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: One Dollar ($1.00) cash in hand to first parties paid and other good and valuable considerations to first parties passing, the receipt of all of which is hereby acknowledged.

04815

IDENTIF. TREFERENCE

APR 27 9 42 AM '92

DAVIDSON COUNTY TN.

4026 04/27 0101 03CHECK 6.00

WITNESS THE signatures of the parties of the first part the day and year first above written.

Robert K. Carter
ROBERT K. CARTER

Jennifer Carter
JENNIFER M. CARTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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On this 19th day of February, 1992, before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared ROBERT K. CARTER AND WIFE, JENNIFER M. CARTER, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

Gladys V. Shulman
NOTARY PUBLIC

My commission expires:
[illegible]

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

Mail

PROPERTY ADDRESS: 312 Post Creek Road, Bellevue, 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, 80,525.59, 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 20th day of April, 1992.

Wanda J. Hayes
NOTARY PUBLIC

My commission expires: 4-11-95

TC 9/27 Carter