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THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
2000 Dominion Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2425

FROM: Citizens Fidelity Bank & Trust
d/b/a PNC Mortgage Servicing Company
539 Fourth Avenue
Louisville, Kentucky 40202
("GRANTOR")

TO: Secretary of Housing and Urban Development ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
107 Friendship Court Goodlettsville, TN 37072	Housing and Urban Development ATTN: Property Disposition Branch 251 Cumberland Bend Drive, Suite 200 Nashville, Tennessee 37228-1803	33-12/80

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Eight Thousand Four Hundred Ninety Five and 10/100s Dollars ($68,495.10) cash in hand paid by the Secretary of Housing and Urban Development, Citizens Fidelity Bank & Trust, d/b/a PNC Mortgage Servicing Company, has bargained and sold, and by these presents does transfer and convey unto the said Secretary of Housing and Urban Development, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 37 on the Plan of Gateway, Section 1, of record in Plat Book 3300 at page 39, Register's Office for Davidson County, Tennessee. Said Lot No. 37 fronts 46.69 feet on the notherly side of Friendship Court, as measured around a curve, and extends back 184.9 feet on the westerly line and 112.4 feet on the easterly line to a dead line in the rear on which it measures 221.0 feet.

BEING the same property conveyed to Michael W. Adkins, unmarried, and Joy M. Preston, unmarried, by Deed dated April 17, 1991, from Jack F. Kemp, Secretary of Housing and Urban Development, and of record in Book 8339, page 388, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Citizens Fidelity Bank & Trust d/b/a PNC Mortgage Servicing Co., by Trustee's Deed dated November 30, 1992, from John A. Beam, III, Substitute Trustee, of record in Book 8798, page 169, Register's Office of Davidson County, Tennessee.

This is improved property located at 107 Friendship Court, Goodlettsville, Tennessee 37072.

Payment of Real Property Taxes is assumed by GRANTEE.

This conveyance is made subject to Restrictive covenants of record in Book 3344, page 582, Register's Office for Davidson County, and to matters set forth in the above referenced plan of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Secretary of Housing and Urban Development, his successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEE that it has done nothing to impair the title as received by GRANTOR, and it will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

7-9310

IDENTIFICATION REFERENCE

JAN 4 1 53 PM '93

DAVIDSON COUNTY, TN

WITNESS my hand, this 23rd day of December, 1992.

CITIZENS FIDELITY BANK & TRUST
d/b/a PNC Mortgage Servicing Company

By: Lori M. Dench
Lori M. Dench
Title: Assistant Vice President

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Before me, Evelyn June Hoyle, a Notary Public in and for said State and County aforesaid, personally appeared Lori M. Dench, Assistant Vice President, a duly authorized officer of Citizens Fidelity Bank & Trust, d/b/a PNC Mortgage Servicing Company, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 23rd day of December, 1992.

Evelyn June Hoyle
Notary Public, Evelyn June Hoyle

My Commission Expires: April 17, 1995

2197 01/04 0101 03CHECK 8.00

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration of value, whichever is greater, for this transfer is $68,495.10.

Lori M. Dench
Affiant, Lori M. Dench, Assistant Vice President

Subscribed and sworn to before me this 23rd day of December, 1992.

Evelyn June Hoyle
Notary Public, Evelyn June Hoyle

My Commission Expires: April 17, 1995