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

Mail

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

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

| PROPERTY ADDRESS: | SEND TAX BILLS TO: | MAP/PARCEL: |
|---|---|---|
| 423 Hickory Glade Dr.<br>Antioch, Tennessee 37013 | Housing and Urban Development<br>ATTN: Property Disposition Branch<br>251 Cumberland Bend Drive, Suite 200<br>Nashville, Tennessee 37228-1803 | 162-01-0-A-018-00C0 |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty Four Thousand One Hundred Seventy Eight and 22/100 Dollars ($54,178.22 ) cash in hand paid by the Secretary of Housing and Urban Development, PNC Bank, Kentucky, Inc. formerly known as 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:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 18 on the plan of Phase I Hickory Glade, or record in Book 6250, Page 889, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to Peggy S. (Hogue) Morgan by deed from W. L. Bainbridge, Inc., of record in Book 7046, page 531, said Register's Office.

BEING the same property conveyed to Charles Holmes, and wife, Debbie by Deed dated May 9, 1988, from Peggy S. Morgan and Michael Morgan and of record in Book 7540, page 723, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to PNC Bank, Kentucky, Inc. formerly known as Citizens Fidelity Bank & Trust d/b/a PNC Mortgage Servicing Company by Trustee's Deed dated December 2, 1993, of record at Book 9172, page 42, Register's Office for Davidson County, Tennessee.

This is improved property known as 423 Hickory Glade, Antioch, Tennessee 37013.

Payment of Real Property Taxes is assumed by GRANTEE.

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.

WITNESS my hand, this 23rd day of December, 1993.

PNC Bank, Kentucky, Inc. formerly known as CITIZENS FIDELITY BANK & TRUST d/b/a PNC Mortgage Servicing Company n/k/a PNC BANK, KENTUCKY, INC. d/b/a PNC MORTGAGE COMPANY

By: Janet Broady
Janet Broady

Title: Vice President

STATE OF KENTUCKY )
COUNTY OF JEFFERSON )

Before me, Donna L. Johnson, a Notary Public in and for said State and County aforesaid, personally appeared Janet Broady, Vice President, a duly authorized officer of PNC Bank, Kentucky, Inc. formerly known as Citizens Fidelity & 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, 1993.

Donna L. Johnson
Notary Public Donna L. JOhnson

My Commission Expires: March 31, 1997

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration of value, whichever is greater, for this transfer is $54,178.22.

Affiant

Subscribed and sworn to before me this 28th day of February, 1993.

Jean E. McCasland
Notary Public

My Commission Expires: 3/25/95

21822
IDENTIFICATION REFERENCE

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