THIS INSTRUMENT PREPARED BY: LARRY A. WEISSMAN, 5118 PARK AVE. #600 MEMPHIS, TN 38117	SEND TAX BILLS TO: Secretary of Housing & Urban Development 251 Cumberland Bend Dr. Nashville, TN 37228	MAP PARCEL NUMBER: 41-7/38

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 14TH day of JUNE, 1999, be and between **JAMES B.NUTTER & COMPANY,** a corporation organized and existing under and by virtue of the laws of the State of MISSOURI, 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,

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 County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being tract #35 on the unrecorded plan of the G. Gilbert Lowe Lands according to a survey by George W. Watkins, surveyor, on July 15, 1952, as follows: Beginning at a point on this southwesterly side of Old Hickory Boulevard, said point being the common front corner of Tracts 35 and 36 on said plan; thence continuing along the southwesterly side of said boulevard 244.6 feet to a point; thence westerly 60.6 feet to a point; thence southerly 375.7 feet to a point, the common rear corner of tracts 35 and 36; thence in a northeasterly direction 285.5 feet to the point of beginning. Included in the above description but expressly excluded therefrom is the southeasterly 60 feet of tract No. 35 on the plan of G. Gilbert Lowe Lands, not of record, described in part according to a survey by T. R. Sanford, Surveyor, September 21, 1956, as follows: Beginning at an iron pin on the southerly side of Old Hickory Boulevard at the common corner of Tract No. 35 and Tract No. 36; thence with the line between said tracts, 285.5 feet to an iron pin in a fence line; thence northwardly with said fence line 60 feet to a point; thence along a line 60 feet from a parallel with the common lien between tracts Nos. 35 and 36, 250 feet, more or less, to the southerly margin of Old Hickory Boulevard; thence with the margin of said boulevard, southeasterly 60 feet to the point of beginning. *

[illegible] 10.00

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 1998-99 taxes and subject to and 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.

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.

*** And being the same property conveyed to the grantor herein by Trustee's Deed recorded in Book 11332, Page 56, said Register's Office.**

JAMES B. NUTTER & COMPANY

BY: Loretta Fierro

LORETTA FIERRO
ASSISTANT SECRETARY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11581 PAGE 246

STATE OF MISSOURI

COUNTY OF JACKSON

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, personally appeared JERRY MITCHELL and LORETTA FIERRO with whom I am personally acquainted and who upon oath acknowledged themselves to be the VICE President and ASSISTANT Secretary, respectively of **JAMES B. NUTTER & COMPANY**, the within named bargainor, a corporation, and they as such VICE President and ASSISTANT 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 ASST Secretary.

WITNESS my hand and official seal at office this 14TH day of JUNE, 1999.

LISA L. HILSABECK
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: June 24, 2002

My commission expires: _____

Lisa L Hilsabeck
NOTARY PUBLIC

Property Address: 1257 Old Hickory
Nashville, TN 37207

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 $ 96,974.21, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT JERRY MITCHELL VICE PRESIDENT

Subscribed and sworn to before me this the 14TH day of JUNE, 1999.

Lisa L. Hilsabeck
NOTARY PUBLIC

My commission expires: _____

LISA L. HILSABECK
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: June 24, 2002

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