SPU 42608
162-13-84
Buford

This instrument prepared by:
Wilkins, Adams, & Spicer, Attorneys
1100 Fidelity Federal Building
401 Union Street
Nashville, Tennessee 37219

New Owner - Send Tax Bills:
Secretary of Housing and Urban Development
One Commerce Place
Nashville, Tennessee 37219

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, the other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, MERCANTILE MORTGAGE COMPANY, a corporation, with principal offices at P.O. Box 14569, St. Louis, Mo. 63178, has bargained, and sold and does hereby transfer and convey unto the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, forever, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 57 on the plan of Edgefield Land Co's. First Subdivision, of record in Book 57, page 130, Register's Office for said County.

SAID Lot No. 57 fronts 50 feet on the southerly margin of Boscobel Street, formerly Rothchild Avenue, and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Terry Mark Hughes and wife, Lois Ann Hughes by deed from D. Wayne Davis and David L. Rich, of record in Book 5465, page 188, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns forever.

AND the Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

MERCANTILE MORTGAGE COMPANY, further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 2nd day of January, 1981.

MERCANTILE MORTGAGE COMPANY

BY: _____
F. J. Schmersahl, Vice President

ATTEST:

_____
Edward L. Burdy, Jr. Assistant Secretary

G 24359

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STATE OF Missouri
City
~~COUNTY~~ OF St. Louis

IDENTIF. REFERENCE

JAN 6 11 25 AM '81

FEE $ TAX
DAVIDSON COUNTY, TENN.

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. J. Schmersahl and Edward C. Burdzy, Jr. with whom I am personally acqainted and who upon their several oaths acknowledged themselves to be the Vice President and Assistant Secretary, respectively, of the MERCANTILE MORTGAGE COMPANY, the within named bargainor, a Corporation, and that 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 R. J. Schmersahl as such Vice President and attesting the same by the said Edward C. Burdzy, Jr. as such Assistant Secretary.

Witness my hand and official seal at St. Louis, Missduri, this 2nd day of January, 1981.

Christine Banjanin
Notary Public

SEAL
OF MISSOURI

CHRISTINE BANJANIN
NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES 9/14/84
ST. LOUIS COUNTY

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $30,765.00.

Affiant

Subscribed and sworn to before me, this the 5th day of January, 1981.

Laura N. Binkley
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 1-11-82