6775

BOOK 5747 PAGE 394

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
16th Floor
Nashville, Tennessee 37238

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. 304 and 305 on the Plan of the Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for said County.

SAID property fronts together 50 feet on the westerly margin of Pennock Avenue and extends back between parallel lines, 175 feet to an alley.

BEING the same property conveyed to Mercantile Mortgage Company by Substitute Trustee's Deed from Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee of record in Book 5736, page 361, 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 13th day of May, 1981.

MERCANTILE MORTGAGE COMPANY

BY: R. J. Schmersahl

ATTEST:

Joy J. Craig

STATE OF MISSOURI

CITY OF ST. LOUIS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. J. Schmersahl and Joy J. Craig with whom I am personally acquainted 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 Joy J. Craig as such Assistant Secretary.

Witness my hand and official seal at office at St. Louis, Missouri, This 13th day of May, 1981.

Christine Banjanin
Notary Public

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $33,700.06.

Affiant

Subscribed and sworn to before me, this the 19th day of May, 1981.

Notary Public

My Commission Expires: 1-11-82

342627

IDENTIFICATION REFERENCE

MAY 20 1 05 PM '81

FEE $7.50 STATE
DAVIDSON COUNTY