88-0259-AB (0006) FHAWD

BK22

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

NO MORTGAGEE
New Owner - Send Tax Bills:
SECRETARY OF HOUSING & URBAN DEVELOPMENT
ONE COMMERCE PLACE, SUITE 1600
NASHVILLE, TN, 37203

MAP PAR 83-6-265

BOOK 7802 PAGE 352

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, ALTUS BANK, A FEDERAL SAVINGS BANK, with principal offices at 409 WEST MAIN ST., DOTHAN, AL, 36301, has bargained and sold and does hereby transfer and convey unto the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, at ONE COMMERCE PLACE, SUITE 1600, NASHVILLE, TN, 37203, his successors and assigns, forever, Attention: Loan Management Branch, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows: Being the southerly 45 feet of Lot No. 32 and the northerly 10 feet of Lot No. 33 on the Plan of Olivia Sharp's Addition to Nashville of record in Book 332, page 33 on the Plan of Olivia Sharp's Addition to Nashville of record in Book 332, page 17, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Donald B. Sanderson and Marie Judkins, by deed from Arthur Wagner and James A. Harrell of record in Book 7280, page 567, Register's Office for Davidson County, Tennessee.

And being further conveyed to ALTUS BANK, A FEDERAL SAVINGS BANK by Substitute Trustee's Deed from I. DYKE TATUM, Substitute Trustee, of record in Book 7696, Page 649, in the 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.

ALTUS BANK, A FEDERAL SAVINGS BANK 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 21st day of March, 19 89.

ALTUS BANK, A FEDERAL SAVINGS BANK

BY: Kathryn Gordon
Vice President

ATTEST: Sue Lee
Operations Officer

CORPORATE SEAL 4-8-1934 ALTUS FEDERAL SAVINGS BANK

9713 03/28 0101 03CHECK 6.00

TENNESSEE REAL ESTATE TRANSFER TAX
MAR 28 11 22 AM '89

19787

COUNTY OF HOUSTON } ss.

BOOK 7802 PAGE 353

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kathryn Goodson and Sue Lee with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their several oaths acknowledged themselves to be the Vice President and Operations Officer respectively of the Altus Bank A Federal Savings Bank, the within named bargainor, a corporation, and that they as such Kathryn Goodson and Sue Lee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Kathryn Goodson as such Vice President and attesting the same by the said Sue Lee as such Operations Officer.

Witness my hand and official seal at office at Dothan, Alabama this 21st day of March, 1989.

Kathy D. Ball
Notary Public

My Commission Expires: My Commission Expires 12-5-92

KATHY S. D. BALL NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE } ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 58,050.86.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 1989.

Notary Public

My Commission Expires: 9-11-90

TAMMY L. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203