Box 38, MJP

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8422 PAGE 96

Address New Owner(s):
Secretary of Housing
and Urban Development
251 Cumberland Bend Dr.
Nashville, TN 37228-1803

Send Tax Bills to
New Owner
ATTN: Single Family
Loan Management Branch

Tax Information:
Map: 119-05
Parcel: 297

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the full cancellation and satisfaction of the indebtedness described in and secured by a Deed of Trust of record in Book 6669, page 795, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, **BEVERLY ANN POINTER**, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property known as 210 Joyner Avenue, Nashville, Tennessee, 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2 day of August 1991.

Beverly Ann Pointer
BEVERLY ANN POINTER

3962.5.

IDENTIFICATION REFERENCE

Aug 16 11 05 AM 91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beverly Ann Pointer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of August 1991.

Betty W. Faerbetter
Notary Public

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,831.48

Beverly Ann Pointer
Affiant

Subscribed and sworn to before me,
this 2 day of August 1991.

Betty W. Faerbetter
Notary Public

My Commission Expires: 9-25-93

5:MJP0723913.JP

Land in Davidson County, Tennessee, being Lot No. 79 on the Map of the Resubdivision of Lots 4, 5, 6, 7, 8, 9, in Block 27, Lots 2, 3, 5, 6, in Block 26 and Blocks 23 and 24, Cumberland Nurseries, of record in Book 161, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to Beverly Ann Pointer by deed from David Heffington and Grant Dillard of record in Book 6669, page 792, Register's Office for Davidson County, Tennessee.

98 08 14 7101 03CHECK
EXHIBIT $2.00

1. Taxes for 1991, a lien not yet due and payable.

2. All matters appearing on the Plat of record in Book 161, page 139, Register's Office for Davidson County, Tennessee.

EXHIBIT B