32

93-8083-MF (0004) TN15

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
251 CUMBERLAND BEND DRIVE
SUITE 200
NASHVILLE, TN 37228-1803

Box 22

Map/Parcel
148-8-207

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, MAGNOLIA FEDERAL BANK SUCCESSOR IN INTEREST TO ALTUS FEDERAL SAVINGS BANK, with principal offices at POST OFFICE BOX 1858, HATTIESBURG, MS, 39403-1858, has bargained and sold and does hereby transfer and convey unto the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, at 251 CUMBERLAND BEND DRIVE, SUITE 200, NASHVILLE, TN, 37228-1803, 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 SITUATED IN ANTIOCH, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF SECTION EIGHT, TERRAGON TRAILS, OF RECORD IN BOOK 5200, PAGE 41 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 24, A CORNER LOT, FRONTS 45.31 FEET ON THE SOUTHERLY MARGIN OF LONG BRANCH AND FRONTS 38.39 FEET ON THE WESTERLY MARGIN OF A LATERAL EXTENSION OF LONG BRANCH, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 30.60 FEET, AND EXTENDS BACK 167.38 FEET ON THE NORTHWESTERLY LINE AND 158.70 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID P. MAI AND WIFE, RITA L. MAI BY DEED FROM PETE KNESTRICK, TRUSTEE, OF RECORD IN BOOK 7299, PAGE 548, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

And being further conveyed to MAGNOLIA FEDERAL BANK SUCCESSOR IN INTEREST TO ALTUS FEDERAL SAVINGS BANK by Substitute Trustee's Deed from I. DYKE TATUM, Substitute Trustee, of record in Book 8980, Page 551, 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.

MAGNOLIA FEDERAL BANK SUCCESSOR IN INTEREST TO ALTUS 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 14th day of July, 1993.

MAGNOLIA FEDERAL BANK SUCCESSOR IN INTEREST TO ALTUS FEDERAL SAVINGS BANK

BY: Robert S. Duncan
Robert S. Duncan, Chairman of the Board

ATTEST: Thelma Beeson
Thelma Beeson, Vice President and Secretary

5192 07/19 0101 13CHECK

8.00

93-8083-MF (0005) TN15

STATE OF Mississippi }
} ss.
COUNTY OF Forrest }

BOOK 9017 PAGE 569

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robert S. Duncan and Thelma Beeson 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 Chairman of the Board and Vice President & Secretary respectively of the Magnolia Federal Bank for Savings, the within named bargainor, a corporation, and that they as such Robert S. Duncan and Thelma Beeson, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Robert S. Duncan as such Chairman of the Board and attesting the same by the said Thelma Beeson as such Vice President and Secretary.

Witness my hand and official seal at office at Hattiesburg, Mississippi this 14th day of July, 1993.

Deborah M. Goodwin
Notary Public

My Commission Expires: My Commission Expires October 29, 1995

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 51,159.05.

Tommy Morris
Affiant

Subscribed and sworn to before me, this the 16thday of July, 1993.

Mary Lee Goldston
Notary Public

My Commission Expires: 7/23/94

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

42218
IDENTIF. & REFERENCE

93 JUL 19 AM 10:59
FILED IN WILLIAMSON REGISTER
DAVIDSON COUNTY, TN.