93-8696-MF (0017) TN15

BOOK 9282 PAGE 125

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

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, with principal offices at P. O. 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:

A tract or parcel of land located in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 2-B on the Plan of Lake Country Subdivision, Section 2, as of record in Book 5200, page 781, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING the same property conveyed to Emmett E. Falcon by deed of record in Book 8848, page 990, Register's Office for Davidson County, Tennessee.

And being further conveyed to MAGNOLIA FEDERAL BANK by Substitute Trustee's Deed from I. DYKE TATUM, Substitute Trustee, of record in Book 9249, page 889, 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 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 24th day of February, 19 94.

MAGNOLIA FEDERAL BANK

BY: _____
LOU ANN POYNTER, PRESIDENT

ATTEST: _____
THELMA WILSON, SECRETARY

MAGNOLIA FEDERAL BANK CORP. SEAL HATTIESBURG, MISS.

94 MAR 17 PM 2:01
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

28986

93-8696-MF (0018) TN15

BOOK 9282 PAGE 126

STATE OF Mississippi }
} ss.
COUNTY OF Forrest }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lou Ann Poynter 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 President and Secretary respectively of the Magnolia Federal Bank for Savings, the within named Bargainor, a corporation, and that they as such President and 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 Lou Ann Poynter as such President and attesting the same by the said Thelma Beeson as such Secretary.

Witness my hand and official seal at office at Magnolia Federal Bank for Savings this 24th day of February, 1994.

Pamela W. Martin
Notary Public

My Commission Expires: My Commission Expires Jan. 22, 1997

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $59,154.29.

Affiant

Subscribed and sworn to before me, this the 15th day of March, 1994.

Notary Public

My Commission Expires: 1-22-95

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

3087 03/17 0101 03CHECK 8.00