GENERAL WARRANTY DEED

BOOK 9289 PAGE 768

FROM: Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, Grantor

TO: Secretary of Housing and Urban Development, Grantee

This instrument prepared by:
TAYLOR, PHILBIN, PIGUE,
MARCHETTI & BENNETT
One Union Street
Nashville, Tennessee 37201

NAME AND ADDRESS OF NEW OWNER	NAME AND ADDRESS OF PERSONS OR OF ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES	MAP - PARCEL NUMBER(S)
Secretary of HUD Washington, DC 20410	Department of HUD 251 Cumberland Bend Drive Nashville, TN 37228	MAP #43-15 PARCEL #227 11D 92237

Mortgagee: None
FHA #: 703 483-1556294
Prior Mortgagor(s): Ronnie and Ruth Durard

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto the Secretary of Housing and Urban Development, ("Grantee"), his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 120 on the Plan of Section 2, Arrowhead Estates, of record in Book 5050, page 83, Register's Office for said County.

Said Lot No. 120 fronts 55.00 feet on the northerly margin of Warrior Road and extends back between parallel lines 147.00 feet to a dead line.

Being the same property conveyed to Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, by Trustee's Deed of record in Book 9249, Page 760, said Register's Office.

This is improved property also known as 321 Warrior Road, Madison, Tennessee 37115.

This conveyance is made subject to all matters shown on any applicable recorded Plan, Master Deed or Declaration and any applicable restrictive covenants, easements or setback lines that are of record.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed by its duly authorized officers this 24th day of March, 1994.

MARGARETTEN AND COMPANY, INC.,
SUCCESSOR IN INTEREST TO NATIONSBANC
MORTGAGE CORPORATION OF VIRGINIA
F/K/A SOVRAN MORTGAGE CORPORATION

By: _____
Donald W. Courtney

Title: First Vice President

By: _____
L. S. Compton

Title: Assistant Secretary

STATE OF Virginia }
COUNTY OF Henrico }

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Donald W. Courtney and L. S. Compton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged themselves to be the First Vice President and Assistant Secretary of Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, a corporation, and that they as such First Vice President and Assistant Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as First Vice President and Assistant Secretary.

Witness my hand and official seal at Margaretten and Co., Inc., County of Henrico, this 24th day of March, 1994.

_____
Notary Public Becki C. Gooch

My Commission Expires: February 29, 1996

31636
IDENTIF. & REFERENCE

94 MAR 25 PM 1:07
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

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