Box 43

GENERAL WARRANTY DEED

FROM: Margaretten & Company, Inc., successor in interest to NationsBanc Mortgage Corporation of VA, (F/K/A Sovran Mortgage Corp.), Grantor

TO: Secretary of Housing and Urban Development, Grantee

BOOK 9339 PAGE 127

This instrument prepared by:
TAYLOR, PHILBIN, PIGUE,
MARCHETTI & LONG
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<br>Washington, DC 20410 | Department of HUD<br>251 Cumberland<br>Bend Drive<br>Nashville, TN 37228 | MAP #97-8<br>PARCEL #39<br>04D 16177 |

Mortgagee: None
FHA #: 703 483-1217980
Prior Mortgagor(s): Benjamin Smith and Jenita Smith

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 & Company, Inc., successor in interest to NationsBanc Mortgage Corporation of VA, (F/K/A Sovran Mortgage Corp.), ("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. 230 on the Plan of Lake Park Subdivision, Section 6, of record in Book 4885, Page 176, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Margaretten & Company, Inc., successor in interest to NationsBanc Mortgage Corporation of VA, (F/K/A Sovran Mortgage Corp.), by Trustee's Deed of record in Book 9279, Page 676, said Register's Office.

This is improved property also known as 312 Canberra Court, Hermitage, Tennessee 37076.

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 14th day of April, 1994.

MARGARETTEN & COMPANY, INC.,
successor in interest to
NationsBanc Mortgage Corporation
of VA, (F/K/A Sovran Mortgage Corp.)

By: _____

Title: First Vice President

By: _____

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 & Company, Inc., successor in interest to NationsBanc Mortgage Corporation of VA, (F/K/A Sovran Mortgage Corp.), a corporation, and that they as such Donald W Courtney and L S Compton, 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 Richmond, Virginia, this 14th day of April, 1994.

_____
Notary Public
Terre Moser

My Commission Expires: 10/31/97

3951 05/09 0101 03CHECK 8.00

48121
IDENTIF. ↑ REFERENCE

94 MAY -9 PM 2:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED