Box 43

GENERAL WARRANTY DEED

BOOK 9491 PG 550

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<br>Washington, DC 20410 | Department of HUD<br>251 Cumberland<br>Bend Drive<br>Nashville, TN 37228 | MAP #150-3<br>PARCEL #446<br>02DX 03822 |

Mortgagee: None
FHA #: 796 483-1596095
Prior Mortgagor(s): Wayne Keown and Cathy Keown

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. 53 on the Plan of Harbor Landing Subdivision, Section Three, recorded in Book 6900, Page 348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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 9463, Page 152, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2928 High Rigger Drive, Nashville, Tennessee 37217.

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 20th day of September, 1994.

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

By: _____
Hugh L. Jones
Title: Vice President

By: Nancy Welder
Nancy Welder
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 Hugh L. Jones and Nancy E. Welder 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 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 Vice President and Assistant Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Vice President and Assistant Secretary.

Witness my hand and official seal at Margaretten and Co., Inc., Richmond, VA, this 20th day of September, 1994.

Terre Moser Notary Public

My Commission Expires: 10/31/97

99264
IDENTIF. & REFERENCE

94 OCT 12 PM 3:17
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7456 10/12 0101 03CHECK 8.00