94-9363-CO (0010) TN16 THDA# 868-86678

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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:
VETERANS ADMINISTRATION
LOAN SERVICING AND CLAIMS
110 9TH AVENUE, SOUTH
NASHVILLE, TN 37203

BOOK 9577 PG 64

53-8 137

WARRANTY DEED

THIS DEED, between TENNESSEE HOUSING DEVELOPMENT AGENCY, with its principle offices located at 404 JAMES ROBERTSON AVE #1114 NASHVILLE TN 37243-0900, herein after called Grantor, and the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is c/o Director LOAN SERVICING AND CLAIMS 110 9TH AVENUE, SOUTH NASHVILLE TN 37203, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee and unto his/her successors in such office, as such, and his/her or their assigns, certain property described as follows:

PROPERTY IN COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 9 AND 10 ON THE PLAN OF DABBS AND ELLIOTT SUBDIVISION, BLOCK 17, OF RECORD IN BOOK 547, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS TOGETHER FRONT 100 FEET ON THE MARGIN OF 30TH STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 144 FEET TO A LINE ON THE REAR MEASURING 100 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CARL WAYNE BAXTER AND WIFE, KATHERINE M. BAXTER BY DEED FROM BOBBY R. DENSON AND WIFE, FRANCES B. DENSON OF RECORD IN BOOK 7556, PAGE 933, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

And being further conveyed to TENNESSEE HOUSING DEVELOPMENT AGENCY by Substitute Trustee's Deed from I. DYKE TATUM, Substitute Trustee, of record in Book 9561, Page 936, in the Register's Office for DAVIDSON County, Tennessee.

Grantor also assigns and tranfers to Grantee herein all of Grantor's claims and notes and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

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.

TENNESSEE HOUSING DEVELOPMENT AGENCY, 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 9th day of January, 1995.

TENNESSEE HOUSING DEVELOPMENT AGENCY

BY: _____
Mortgage Administration Representative III

ATTEST: _____
Mortgage Administration Representative II

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STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

Before me appeared S. W. Lamb to me personally known, who, being by me, duly sworn, did say that he/~~she~~ is the Mortgage Admin Rep III of Tennessee Housing Development Agency and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by him/her on behalf of said corporation by authority of its board of direction and said Mortgage Admin Rep III acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 9th day of January A.D. 19 95.

My commission expires 7/25/98

OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* _____
NOTARY PUBLIC
(Official Title)

NOTARY PUBLIC AT LARGE TN

EXHIBIT A

THIS IS TO CERTIFY THAT:

1. I, the undersigned, am Mortgage Admin Rep II of Tennessee Housing Development Agency, being the same corporation which, contemporaneously with the execution hereof, executed and delivered to the Secretary of Veterans Affairs, a deed dated 9th day of January, 19 95.

2. S. W. Lamb, who executed said deed on behalf of said corporation, as Mortgage Admin Rep III thereof, was at the time he/~~she~~ executed the same the duly elected, qualified, and acting Mortgage Admin Rep III of said corporation, having been so elected at a meeting of the board of directors of said corporation held on the 1st day of July, 19 94.

3. Said officer who executed said deed was duly authorized to execute it on behalf of said corporation by virtue of

y (the bylaws of the board of director named to this position by the agency) duly adopted on the 1st day of July, 19 94.
x (a resolution of the board of directors)

4. I have custody of, have examined said records, and know the above to be true.

CORPORATE SEAL]

* Deborah Ellis
Mortgage Administration Representative II

27499
IDENTIF. & REFERENCE

95 JAN 24 AM 8:50
FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

4497 01/24 0101 03CHECK 8.00