BOOK 9808 PG 658

WARRANTY DEED

FROM: Russell A. Dunn, Jr. and wife, Tammy M. Dunn

TO: Secretary, U. S. Department of Housing and Urban Development

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Address New Owner(s) and Send Tax Bills to:
Secretary, U. S. Department of
Housing and Urban Development
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

Map and Parcel Number:
72-7-43

This instrument prepared by: Leitner, Warner, Moffitt, Williams, Dooley, Carpenter & Napolitan, 2300 First American Center, Nashville, Tennessee 37238.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever, is greater, for this transfer is $ 41,364.00 . (Tax exempt).

Affiant

Subscribed and sworn to before me, this the 26th day of September, 1995.

Notary Public

My Commission Expires: 1-20-99

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledges, Russell A. Dunn Jr. and wife, Tammy M. Dunn, hereinafter called "Grantor," has this day bargained and sold, and do hereby transfer and convey unto Secretary, U. S. Department of Housing and Urban Development hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 25 on the Map of Warren's Resubdivision of Block "C", of R.M. Dudley's Subdivision, of record in Book 843, page 102, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Russell A. Dunn, Jr. and wife, Tammy M. Dunn by deed of record in Book 7710, page 765, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1412 Kirkland Avenue, Nashville, Tennessee 37216. The legal description of this property is the same as the previous conveyance, with no new survey having been done.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is free and clear of all encumbrances.

Grantor further covenants and binds themselves, their heirs and representatives, to warrant and forever defend the title to said

real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

This delivery of this deed shall not be effective until accepted and recorded in the Register's Office where the property is located by the Grantee herein. Upon recordation of this Warranty Deed, there shall be no merger of the lien of the Deed of Trust of record in favor of Grantee and title to the property as set forth in this Warranty Deed and said lien of the Deed of Trust shall remain in full force and effect until released by instrument of record in the Register's Office where the property is located.

IN WITNESS WHEREOF, the parties have executed this instrument as of Sept. 25, 1995.

Russell A. Dunn, Jr.

Tammy M. Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell A. & Tammy M. Dunn, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of September, 1995.

Notary Public

My Commission Expires:

9/27/97

ELIZABETH M. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

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PICK-UP

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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IDENTIF. & REFERENCE