Box 22

BOOK 10187 PG 533

96-30377F

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:
SECRETARY OF HOUSING & URBAN DEVELOPMENT
251 CUMBERLAND BEND DRIVE
SUITE 200
NASHVILLE, TN 37228-1803

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, the other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, TRANS FINANCIAL MORTGAGE COMPANY, with principal offices at POST OFFICE BOX 1390, TULLAHOMA, TN, 37388-1390, has bargained and sold and does hereby transfer and convey unto the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, at 251 CUMBERLAND BEND DRIVE, SUITE 200, NASHVILLE, TN, 37228-1803, his successors and assigns, forever, Attention: Loan Management Branch, that certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND SITUATED IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

KNOWN AS PART OF LOTS NUMBER 325 AND 326 IN MCGAVOCKS PLAN OF LOTS AS REGISTERED IN BOOK 162, PAGE 169, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SAID PARTS OF SAID LOTS FRONT 50 FEET ON THE NORTH SIDE OF SCOTT STREET AND RUNS BACK NORTHWARDLY AND BETWEEN PARALLEL LINES 100 FEET TO THE LINE OF LOT 324 IN SAID PLAN AND BEINGS 50 FEET EAST OF NORTH EAST CORNER OF SCOTT AND WETMORE STREETS AND RUNS THENCE IN AN EASTWARD DIRECTION AND ALONG THE NORTHERN MARGIN OF SAID SCOTT STREET 50 FEET TO A POINT, THENCE NORTHWARDLY 100 FEET TO THE LINE OF LOT 324 IN SAID PLAN; THENCE WESTWARDLY AND ALONG THE LINE DIVIDING SAID LOT 325 FROM LOT 324-50 FEET TO A POINT 50 FEET EAST OF WETMORE STREET, THENCE SOUTHWARDLY 100 FEET TO THE BEGINNING CORNER ON SAID SCOTT STREET.

BEING THE SAME PROPERTY CONVEYED TO FLOWERS C. BATES, UNMARRIED, BY DEED FROM G.L. WAYNICK AND WIFE, CAROLINE A. WAYNICK OF RECORD IN BOOK 7553, PAGE 788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

And being further conveyed to TRANS FINANCIAL MORTGAGE COMPANY by Substitute Trustee's Deed from I. DYKE TATUM, Substitute Trustee, of record in Book 10156, page 388, in the Register's Office for DAVIDSON County, Tennessee.

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.

TRANS FINANCIAL MORTGAGE COMPANY 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.

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IN WITNESS WHEREOF the Grantor has executed this instrument this 15th day of August, 1996.

TRANS FINANCIAL MORTGAGE COMPANY

ATTEST: Donna Joyce Holt

BY: James T. Smith

STATE OF Tennessee }
} **ss.**
COUNTY OF At Large }

7124 09/11 0101 03CHECK 8.00

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared James T. Smith **and** Donna Joyce Holt **with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their several oaths acknowledged themselves to be the** Vice President **and** Mortgage Loan Specialist, II **respectively of the** Trans Financial Mortgage Company, **the within named bargainor, a corporation, and that they as such** Vice President **and** Mortgage Loan Specialist, II **being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said** Tony Smith **as such** Vice President **and attesting the same by the said** Donna Joyce Holt **as such** Mortgage Loan Specialist, II.

Witness my hand and official seal at office at Tullahoma, Tennessee **this** 15 **day of** August, 19 96.

Vicky L Young
Notary Public

VICKY L. YOUNG NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

My Commission Expires: 5-19-1997

STATE OF Tennessee }
} **ss.**
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 42,434.11.

Cassandra Norman
Affiant

Subscribed and sworn to before me, this the 11th **day of** September, 19 96.

Melanie L Brown
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

My Commission Expires: 11/28/98

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TENNESSEE 37203

0223981
IDENTIFICATION REFERENCE

96 SEP 11 AM 10:30
PEGGY REGISTER
DAVIDSON COUNTY, TN.

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