BOOK 10263 PG 552

WARRANTY DEED

FROM: Judy C. Marcum, unmarried

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

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:
108-03-0 050.00

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

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever, is greater, for this transfer is $ 60,000.00 (Tax Exempt)

Judy C. Marcum
Affiant

Subscribed and sworn to before me, this the 12th day of August, 1996.

Judy Leavitt
Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 11-19-97

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledges, Judy C. Marcum, Unmarried, hereinafter called "Grantor," have this day bargained and sold, and does 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. 98A Zone Lot Division of Lot 98 on the Plan of Patio Villa, Section 5 of record in Book 6250, page 558, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot begins at a point in the easterly margin of Casa Drive, 362.92 ft south of the intersection of Casa Drive and Cabana Drive; thence leaving said margin of Casa Drive, in a easterly direction 139.41 ft. to a point; thence in a southwesterly direction 5.5 ft to an iron pin; thence 15.46 ft. to a point being the common line of lot 98A & 98B; thence in a westerly direction, 146.11 ft to a point in the margin of Casa Drive; thence along said margin in a northerly direction 52.69 ft to the point and place of beginning.

Being the same property conveyed to Sandra L. Flanagan by deed of record in Book 6689, page 833, Register's Office for Davidson County, Tennessee and being the same property conveyed to Judy C. Marcum, unmarried by deed of record in Book 8624, page 105, said Register's Office.

This is improved property located at 3058 Casa Drive, Nashville, Tennessee, 37214. 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,

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 by the Grantee recorded in the Register's Office where the property is located. Upon recordation of this Warranty Deed, there shall be no merger of the lien of the Deed of Trust of record in **Book 6689, page 836, said Register's Office** 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 Grantee 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 August 12, 1996.

Judy C. Marcum

Judy C. Marcum, unmarried

STATE OF TENNESSEE)
COUNTY OF Wilson)

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

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this the 12th day of August, 1996.

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Judy Lawrence

Notary Public

My Commission Expires:
11-19-97

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IDENTIF. & REFERENCE

96 NOV 22 PM 3:51
REGISTER
DAVIDSON COUNTY, TN.