BOOK 11612 PAGE 331

THDA # 950-30324
Loan #: 401871-8

THIS INSTRUMENT PREPARED BY AND RETURN TO:
WYATT, TARRANT & COMBS
6075 Poplar Avenue, Suite 650
Memphis, TN 38119

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 23rd day of July, 1999, by and between UNION PLANTERS BANK, NATIONAL ASSOCIATION hereinafter called Grantor and TENNESSEE HOUSING DEVELOPMENT AGENCY hereinafter called Grantee.

WITNESSETH: That for and in consideration hereinafter expressed, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

LAND in the 18th Civil District of Davidson County, Tennessee, and being described as follows:

BEGINNING on the southerly margin of Mansfield Avenue, formerly called McFerrin Avenue, at a point 181 feet easterly from the easterly margin of Olwill Street; thence, southerly parallel with said street, 170 feet to the northerly margin of a proposed 20 foot alley; thence, with the northerly margin of said proposed alley, easterly 50 feet; thence, northerly parallel with the first line 170 feet to the southerly margin of said Avenue, westerly 50 feet to the BEGINNING.

The real estate is the same as that described in the Substitute Trustee's Deed recorded in Book 11554, Page 17.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered except by all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to said property in the Register's Office of Davidson County, Tennessee and any taxes not yet due but constituting a lien which are expressly assumed by Grantee; and that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Recorded instruments are recorded in the Register's Office in Davidson County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged.

WITNESS the signatures of the Grantor as of the day and year first above written.

UNION PLANTERS BANK, NATIONAL ASSOCIATION

By: _____

Title: Jeff Burress, Asst. Vice-President

MAIL ENV.

06222062
IDENTIFICATION & REFERENCE
99 AUG -9 PM 2:3
DAVIDSON COUNTY, TN
REGISTER'S OFFICE
3484 08/09/99 0101
03CHECK 10.00

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

TAX Parcel ID: 082-08-0-403.00

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 26th day of July, 1999, before me personally appeared Jeff Burress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to the Asst. Vice-President of Union Planters Bank, N.A., the within named Grantor, a national banking association, and that such Jeff Burress being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the association by himself as such Asst. Vice-President.

WITNESS my hand and Notarial Seal at office the day and year above written.

Gloria S. Hudson
Notary Public

My Commission Expires: My Commission Expires November 14, 1999

Conveyance to a Government Entity - Exempt from Payment of Transfer Tax

Property Address: 1006 Mansfield
Nashville, TN 37206

Person or entity responsible for payment of taxes: Tennessee Housing Development Agency
404 James Robertson Pkwy. #1114
Nashville, TN 37243-0900

State Tax:
Register's Fee: 2.00
Recording Fee: 8.00
Total 10.00

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