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This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

Map/PArcel 83-6 119

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, TENNESSEE HOUSING DEVELOPMENT AGENCY, with principal offices at 404 JAMES ROBERTSON AVE #1114, NASHVILLE, TN, 37243-0900, 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:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING THE NORTHELRY ONE-HALF OF LOT NO. 45 ON THE PLAN OF BEAUMONT PLACE, OF RECORD IN BOOK 332, PAGE 38, SAID REGISTER'S OFFICE.

SAID PART OF LOT NO. 45 FRONTS 50 FEET ON THE WESTERLY SIDE OF MANCHESTER AVENUE AND RUNS BACK 116 FEET ON THE NORTHERLY LINE ADJOINING LOT NO. 44 AND 96.5 FEET ON THE SOUTHERLY LINE TO AN ALLEY IN THE REAR, MEASURING 55 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BEN PHELPS, JR., UNMARRIED, BY DEED FROM CHARLES A. MCCLAIN AND WIFE, ARCHIELENE MCCLAIN OF RECORD IN BOOK 9593, PAGE 932, 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 TENNESSEE HOUSING DEVELOPMENT AGENCY by Substitute Trustee's Deed from I. DYKE TATUM, Substitute Trustee, of record in Book 11475, Page 652, 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.

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.

99 AUG 16 PM 12:54
REGISTER
DAVIDSON COUNTY, TN.
08/16 0101 03CHECK 10.00
IDENTIF. + REFERENCE
06246670

IN WITNESS WHEREOF the Grantor has executed this instrument this 9th day of August, 19 99.

Firstar Bank, N.A. servicing agent for TENNESSEE HOUSING DEVELOPMENT AGENCY

ATTEST:

BY: _____

Gregg W. Speer
Vice-President

_____

Cathy Jarboe
Assistant Vice-President

STATE OF KENTUCKY }
} ss.
COUNTY OF Daviess }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Gregg W. Speer and Cathy Jarboe 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 Asst. Vice-President respectively of the Firstar Bank, N.A., the within named bargainor, a corporation, and that they as such Vice-President and Asst. Vice-Pres., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Gregg W. Speer as such Vice-President and attesting the same by the said Cathy Jarboe as such Assistant Vice-President.

Witness my hand and official seal at office at Owensboro Ky this 9th day of August, 1999.

_____
Notary Public-Dori Thompson

My Commission Expires: 2/22/03

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 33,118.89.

_____
Affiant

Subscribed and sworn to before me, this the 10th day of August, 19 99.

_____
Notary Public

My Commission Expires: 1/25/03

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE