Davidson County DEEDWARR
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Fees:12.00 Taxes:0.00
20010815-0087978

GENERAL WARRANTY DEED

FROM: Bank of America, N.A., Grantor

TO: Secretary of Housing and Urban Development, Grantee

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Rd, Suite 220
Nashville, TN 37215-2860

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Secretary of HUD Washington, DC 20410	Department of HUD 251 Cumberland Bend Drive Nashville, TN 37228	Map 12-O Parcel #146 Field Book #10D51563

Mortgagee: Bank of America, N.A.
FHA #: 483-173484-5 203
Prior Mortgagor(s): Joseph E. Shafer and wife, Elizabeth M. Shafer

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, Bank of America, N.A. ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto the Secretary of Housing and Urban Development, ("Grantee"), his successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

Being Tract No. 4 described according to an unrecorded survey by Kessinger & Associates, dated September 12, 1986, as follows:

Beginning an iron pin in the south margin of Baker Road, said pin being located along the south margin of Baker Road from an iron pin marking the northwest corner of a tract of land which belongs to Annie Mai Tarpley, having a deed reference in Deed Book 6484, Page 605, Register's Office for Davidson County, Tennessee, as follows: N 74 degrees33' 48" W, 50.00 feet to an iron pin; thence N 74 degrees 07' 22" W, 50.00 feet to an iron pin; thence N 56 degrees 23' 14" W, 50.00 feet to the point of beginning, the northeast corner of this tract and continuing with a new line as follows, S 51 degrees, 29' 45" W, 1204.83 feet to an iron pin; thence N 18 degrees 56'09" W, 150.00 feet to an iron pin; thence N 33 degrees 47' 51" W, 878.91 feet to an iron pin; thence n 66 degrees 55' 05" E, 213.43 feet to an iron pin in the south margin of Baker Road; thence with the south margin of Baker Road, S 56 degrees 05" 47" E, 369.04 feet to the point of beginning, containing 7.61 acres as surveyed by Kessinger & Associates, September 12, 1986.

Being the same property conveyed to Bank of America, N.A. by Trustee's Deed of record as Instrument #20001221-0125033, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1904 Baker Road, Goodlettsville, Tennessee 37072.

This conveyance is made subject to all matters shown on any applicable recorded Plan, Master Deed or Declaration and any applicable restrictive covenants, easements or setback lines that are of record.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantee, his successors and assigns,

against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed by its duly authorized officers this 30th day of January, 2001.

BANK OF AMERICA, N.A.

By: Cathy L. Lequin

Name: Cathy L. Lequin

Title: Vice President

STATE OF VIRGINIA §
CITY OF RICHMOND §

Before me, the undersigned, a Notary Public in and for the State and City aforesaid, personally appeared Cathy L. Lequin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Vice President of Bank of America, N.A., the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such _____.

Witness my hand and official seal on this 30th day of January, 2001.

Rose B McMickens
Notary Public

12/31/03
Commission Expiration Date

Rose B. McMickens
Printed Name of Notary