Davidson County DEEDWARR
Recvd: 01/18/02 10:19 3pgs
Fees:18.00 Taxes:380.73

20020118-0007716

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Donna Loper Tyree now known as Donna Mason and husband Lewis Mason** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Vicki Turrentine** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **Davidson County,** State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 4th **day of January, 2002.**

Donna Mason

Donna Loper Mason

Lewis Mason

Lewis Mason

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Donna Loper Mason and Lewis Mason** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 4th day of January 2001.

Jennifer R. Peters

Notary Public
My Commission expires:

JENNIFER R. PETERS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN. 29, 2005

STATE OF Davidson
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $102,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Anita G. Trigg
Affiant

Subscribed and sworn to before me this 4th day of January 2002.

Jennifer R. Peters
Notary Public
My Commission expires:

JENNIFER R. PETERS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN. 29, 2005

Map and Parcel: 162-07-200.00

Address of New Owner:
71 Ocala Drive
Antioch, TN 37013

Send Tax Bills To:

Same

6-010454

Borrower(s), their successors, heirs and assigns for and in consideration of receiving $ 102,400.00 in direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) **The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale or refinancing of the unit occurring prior to the end of the Retention Period.**

(ii) **In the case of a sale prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale of the unit after deduction for sales expenses, unless the purchaser is a low- or moderate-income household as defined in the applicable Federal Housing Finance Board regulations for the AHP; and**

(iii) **In the case of a refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the occupying household has owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the refinancing, unless the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), (iii), and (iv) contained herein.**

(iv) **The obligation to repay Subsidy to the Bank shall terminate after any foreclosure.**

Land in Davidson County,Tennessee, being Lot No.43 on the plan of Whittemore Valley, Section 2-Aof record in Book 6250, page 611, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donna Lopper Tyree n/k/a Donna Mason, by Warranty Deed from John W. Griffin d/b/a/ Griffin Contractors a Tennessee Sole Proprietorship dated 3/30/87, recorded in 4/8/87, in Book 7195, page 462, Register's Office for Davidson County, Tennessee.