Davidson County DEEDWARR
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Fees:12.00 Taxes:0.00
20020502-0053783

GENERAL WARRANTY DEED

FROM: SunTrust Mortgage, Inc.
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	57 – 0 - 70

Mortgagee: SunTrust Mortgage, Inc.
FHA #: 483-2545705
Prior Mortgagor(s): Robert W. Hayes and Kimberly A. Hayes

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, SunTrust Mortgage, Inc. ("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:

Land lying in Davidson County, Tennessee and being more particularly described according to a survey by First Financial Surveyors, Inc. dated April 20, 1998 as follows:

Beginning at an iron pin in the southerly margin of Cato Road, said point being George Cochran's northwesterly corner, as of record in Book 7505, Page 613, said point also being the northeasterly corner of the subject tract, thence leaving said margin and with Cochran's westerly line and the westerly line of Map 58, Parcel 200 South 05 degrees 29' 13" West 689.69 feet to an iron pipe, said point being Paul Porter's northeasterly corner, as of record on Book 4185, Page 351; thence with Porter's northerly line North 85 degrees 23'57" West 234.53 feet to an iron pipe, said point being Buena Brown's northeasterly corner, as of record in Book 6127, Page 488; thence with Brown's northerly line North 38 degrees 40'04" West 197.08 feet to a point in Cato Branch, said point being South 38 degrees 40'04" East 17.63 feet from a chiseled hole in the centerline of a bridge over Cato Branch, said point also being in the easterly line of a 25 foot wide strip of land conveyed to Ralph and Hazel Gartman; thence with the easterly line of said 25 foot strip North 06 degrees 30'00" East 498.71 feet to an iron pin in the southerly margin of Cato Road; thence with said margin North 87 degrees 08'07" East 366.86 feet to the point of beginning and containing 5.40 acres, more or less.

The aforesaid conveyance was subject to any and all existing easements and restrictions of record.

In addition, the conveyance was subject to a gravel drive along the easterly property line of said subject tract used for access to adjoining tracts lying south of this property.

Being the same property conveyed to SunTrust Mortgage, Inc. by Trustee's Deed of record as instrument no. 20011231-0144642, Register's Office for Davidson County, Tennessee.

This is improved property also known as 4473 Cato Road, Nashville, TN 37218.

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 19th day of MARCH, 2002.

SunTrust Mortgage, Inc.

By: _____

Name: Rebecca W. Shala

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 Rebecca W. Shala 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 SunTrust Mortgage, Inc., the within named bargainor, a corporation, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Vice President.

Witness my hand and official seal on this 19th day of MARCH, 2002.

_____
Notary Public

2-29-04
Commission Expiration Date

Vicenta S. Hancock
Printed Name of Notary

