Davidson County DEEDWARR
Recvd: 11/20/02 14:49 2pgs
Fees:12.00 Taxes:0.00
20021120-0144298

02-1047-THDA

BOX 22

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 43-6 104
314 NIX DRIVE
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF HOUSING & URBAN DEVELOPMENT
% GOLDEN FEATHER REALTY
2500 MICHELSON, STE. 100
IRVINE, CA 92612

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 PARKWAY #1114, NASHVILLE, TN 37243-0900 has bargained and sold and does hereby transfer and convey unto the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, at % GOLDEN FEATHER REALTY SERVICES, 2500 MICHELSON, STE. 100, IRVINE, CA 92612, his successors and assigns, forever, that certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 14 ON THE PLAN OF ANDERSON ESTATES, AS OF RECORD IN BOOK 1130, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOTS NO.S 17 AND 18 ON THE REVISED PLAN OF THE SUBDIVISION OF LOT NO. 14, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY HARVEY GEE, SURVEYOR, DECEMBER 29, 1947, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF NIX DRIVE, AT THE CORNER OF LOTS 18 & 19, BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO ETHEL G. COWIN MCNEESE, BY DEED FROM J.B. KENNASTON ET UX OF RECORD IN BOOK 1631, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE: THENCE WITH THE LINE BETWEEN SAID TWO LOTS AND MCNEESE'S NORTHERLY LINE EASTWARDLY 175 FEET TO THE WESTERLY LINE OF LOT NO. 15; THENCE WITH THE LINE BETWEEN LOTS 15, 16, 17 & 18, NORTHWARDLY 245.5 FEET TO THE SOUTHERLY MARGIN OF THORNTON AVENUE; THENCE WITH SAID AVENUE, WESTWARDLY 154.5 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 20 FEET IN A SOUTHWESTERLY DIRECTION 32.04 FEET TO THE EASTERLY MARGIN OF NIX DRIVE; THENCE WITH SAID DRIVE, SOUTHWARDLY 239.4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW DREN' HAKODA BY DEED FROM GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIABILTIY COMPANY, OF RECORD IN BOOK 11690, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

And being further conveyed to TENNESSEE HOUSING DEVELOPMENT AGENCY by Substitute Trustee's Deed from I. DYKE TATUM, ATTORNEY, Substitute Trustee, of record in INSTRUMENT 20020722-0087725 AND RERECORDED IN INSTRUMENT _____ in the Register's Office for County DAVIDSON, 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.

IN WITNESS WHEREOF the Grantor has executed this instrument this 8th day of November, 20 02

U. S. Bank, N.A., Servicing Agent for
TENNESSEE HOUSING DEVELOPMENT AGENCY

BY: _____
Gregg W. Speer Vice President

ATTEST:

_____
Mark Rudisill Mortgage Doc. Officer

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 Mark Rudisill 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 Mortgage Doc. Officer respectively of the U S Bank, N.A. , Servicing Agent for* the within named bargainor, a corporation, and that they as such Vice President and Mortgage Doc.** ,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 Mark Rudisill as such Mortgage Doc.**.

*Tennessee Housing Development Agency
**Officer

Witness my hand and official seal at office at Owensboro, Kentucky this 8th day of November, 20 02

_____
Notary Public

My Commission Expires: _____

KIMBERLY STEWART
Notary Public, State at Large, Kentucky
My Commission Expires
May 1, 2003

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $68,341.02.
Tennessee Housing Development Agency and the Secretary of Housing and Urban Development are tax exempt agencies.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of November, 2002.

_____
Notary Public

THERESA L SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/25/03

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203