Davidson County DEEDWARR
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Fees:12.00 Taxes:0.00
20030107-0002828

GENERAL WARRANTY DEED

FROM: AURORA LOAN SERVICES, 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	Map 50-14 Parcel 180

Mortgagee: None
FHA #: 483-2918420
Prior Mortgagor(s): Fannie Wynn-Garner

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, Aurora Loan Services, 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 in Davidson County, Tennessee, being Lot No. 296 on the Plan of Parkwood Estates, Section 2 of record in Book 3300, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 296 fronts 75.0 feet on the westerly margin of Cynthia Lane and runs back between line 141.3 feet on the northerly side and 135.0 feet on the southerly side to a dead line in the rear on which it measures 79.1 feet.

Being the same property conveyed to Aurora Loan Services, Inc., by Quitclaim Deed from SunTrust Mortgage, Inc., recorded as Instrument #20021220-0157671 Register's Office for Davidson County, Tennessee.

This is improved property also known as 3215 Cynthia Lane, Nashville, Tennessee 37207.

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, its 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, its 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 officer this 7th day of December, 2002

AURORA LOAN SERVICES, INC.

By: M. Headen

Name: M. Headen
Vice President

Title:

STATE OF NEBRASKA §
COUNTY OF SCOTTS BLUFF §

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared M. L. Headen with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be the Vice President of Aurora Loan Services, Inc., the within named bargainor, a corporation, and that he/~~she~~ 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 7th day of December, 2002.

Peggy J. King
Notary Public

July 16, 2003
Commission Expiration Date

Peggy J. King
Printed Name of Notary

GENERAL NOTARY-State of Nebraska
PEGGY J. KING
My Comm. Exp. July 16, 2003