Davidson County DEEDWARR
Recvd: 02/04/03 08:31 2pgs
Fees:12.00 Taxes:0.00
20030204-0014896

Buy 22

02-2041-UP
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 53-9 107
616 BRENTMEADOW CIRCLE
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:

LAND SITUATED MADISON, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40-B, ZONE LOT DIVISION OF LOT 40, KIMBOLTON SUBDIVISION, PHASE ONE, OF RECORD IN PLAT BOOK 6900, PAGE 276, 277 & 278, AMENDED IN BOOK 7577, PAGE 553, AND FURTHER AMENDED IN BOOK 6900, PAGE 964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 40-B, FRONTS 30.47 FEET ON THE NORTHERLY SIDE OF BRENTMEADOW CIRCLE AND RUNS BACK 135.70 FEET ON THE EASTERLY LOT LINE AND A TOTAL OF 220.14 FEET ON THE WESTERLY LOT LINE TO A LINE IN THE REAR WHICH MEASURES 110.81 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO YVETTA D. HARDY, UNMARRIED, BY DEED FROM PHILLIPS BUILDERS, INC., OF RECORD IN BOOK 7935, PAGE 298, 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 **Inst. 20021217-0155568** 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 **17th** day of **December**, 20**02**

UNION PLANTERS BANK, N.A., SERVICING AGENT FOR
TENNESSEE HOUSING DEVELOPMENT AGENCY

BY: Tonia Moore

Tonia Moore
Banking Officer

ATTEST:

DAWN BRYANT ASSISTANT SECRETARY

STATE OF TENNESSEE }
} ss.
COUNTY OF SHELBY }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared ~~Tonia Moore~~ ~~Banking Officer~~ Tonia Moore and DAWN BRYANT 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 BANKING OFFICER and ASSISTANT SECRETARY respectively of the UNION PLANTERS BANK, N.A. *, the within named bargainor, a corporation, and that they as such BANKING OFFICER and ASSISTANT SECRETARY being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of ~~Tonia Moore~~ the Corporation by the said ~~Banking Officer~~ Tonia Moore as such BANKING OFFICER and attesting the same by the said DAWN BRYANT as such ASSISTANT SECRETARY

*Servicing Agent for Tennessee Housing Development Agency

Witness my hand and official seal at office at Cordova, Tennessee this 17th day of December, 20 02.

Joyce A. Hunt
Notary Public

JOYCE A. HUNT NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE MY COMMISSION EXPIRES JULY 11, 2006

My Commission Expires: July 11, 2006

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 56,348.75.
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 27th day of January, 2003.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SHEILA L MATTHEW

My Commission Expires: 11/29/03

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