03-1470-THDA
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 43-16 163
1045 MALLOW 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 LOT NO. 24 ON THE PLAN OF ARROWHEAD ESTATES, SECTION ONE, REVISED, OF RECORD IN BOOK 4955, PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARL RAYMOND LITCHFORD AND WIFE, LAQUETTA J. LITCHFORD BY DEED FROM JIMMY E. MOONEYHAN AND WIFE, VIRGINIA A. MOONEYHAN OF RECORD IN BOOK 10229, PAGE 353, 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. 20031009-0149907 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 6th day of January, 20 04.

U.S. BANK, N.A., SERVICING AGENT FOR
TENNESSEE HOUSING DEVELOPMENT AGENCY

BY: _____
CAROLYN GUTHRIE, VICE PRESIDENT

ATTEST:
_____
SUSAN BEETS, MORTGAGE BANKING OFFICER

SUSAN BEETS
MORTGAGE BANKING OFFICER

Davidson County DEEDWARR
Recvd: 01/30/04 10:35 2pgs
Fees:12.00 Taxes:0.00
20040130-0011643

STATE OF ARKANSAS }
} ss.
COUNTY OF PULASKI }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared CAROLYN GUTHRIE _____ and SUSAN BEETS _____ 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 BANKING * _____ 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 BANKING being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said CAROLYN GUTHRIE _____ as such VICE PRESIDENT and attesting the same by the said SUSAN BEETS _____ as such MORTGAGE BANKING *

* OFFCIER
** TENNESSEE HOUAING DEVELOPMENT AGENCY

Witness my hand and official seal at office at LITTLE ROCK, ARKANSAS this 6th day of JANUARY, 20 04

Emory R. Persinger
Notary Public

My Commission Expires: 05/14/13

OFFICIAL SEAL
EMORY R. PERSINGER
NOTARY PUBLIC-ARKANSAS
SALINE COUNTY
MY COMMISSION EXPIRES: 05-14-13

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 77,140.47.
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Melanie Marinko
Affiant

Subscribed and sworn to before me, this the 26th day of January, 20 04

Sheila L. Matthew
Notary Public

My Commission Expires: _____

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

SHEILA L. MATTHEW
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007