03-1464-THDA
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 81-6 192
2103 26TH AVENUE NORTH
NASHVILLE, TN 37208-1314

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

Davidson County DEEDWARR
Recvd: 02/10/04 10:26 2pgs
Fees:12.00 Taxes:0.00
20040210-0015867

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:

BEING LOT NO. 24 ON THE PLAN OF J. MATT WILLIAM'S SUBDIVISION OF LOT NO. 8, HARDING BOSELY TRACT, AS OF RECORD IN PLAT BOOK 332, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 26TH AVENUE NORTH SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO CHESTER HIBDON, AND WIFE, BY DEED OF RECORD IN BOOK 2542, PAGE 125, SAID REGISTER'S OFFICE; THENCE RUNNING WITH HIBDONS SOUTHERLY LINE, NORTH 86 DEG. 30 MINUTES WEST 550.5 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY BOUNDARY LINE OF LOT NO. 89 ON THE PLAN OF CUMBERLAND GARDENS, OF RECORD IN BOOK 2900, PAGE 3, SAID REGISTER'S OFFICE; THENCE WITH SAME SOUTHERLY 53 FEET, MORE OR LESS, TO A POINT, THE SOUTHEAST CORNER OF SAID LOT NO. 89; THENCE SOUTH 86 DEG. 30 MINUTES EAST 550.3 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY MARGIN OF 16TH AVENUE NORTH; THENCE WITH SAME NORTHERLY 53 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SHELIA HAMPTON, AN UNMARRID WOMAN, AND MICHAEL G. BATES, AN UNMARRIED MAN, BY DEED FROM RALPH A. EDWARDS (A/K/A RUSTY EDWARDS) AND WIFE, VELMA ELIZABETH EDWARDS OF RECORD IN INSTRUMENT 20010920-0101837, 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. 20031009-0149899**, 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

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 OFFICER respectively of the U.S. BANK, N.A., SERVIVING AGENT FOR * the within named bargainor, a corporation, and that they as such VICE PRESIDENT and MORTGAGE **, 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 OFFICER

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

_____
Notary Public

My Commission Expires: 5/14/13

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 $ 62,833.71.
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

_____
Affiant

Subscribed and sworn to before me, this the 6th day of FEBRUARY, 20 04.

_____
Notary Public

My Commission Expires: 11/24/2007

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

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

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

*TENNESSEE HOUSING DEVELOPMENT AGENCY
** BANKING OFFICER