THIS INSTRUMENT PREPARED BY
Michael I. Mossman, Attorney at Law
PO BOX 330159
Nashville, Tennessee 37203

FHHLC Loan # 0005318175
THDA # 93400225

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 24**th** day of May 2004 by and between **Tennessee Housing Development Agency**, a corporation organized under and by virtue of the laws of the State of Tennessee, party of the first part, and the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C. HIS SUCCESSORS AND ASSIGNS**, party of the second part;

WITNESSETH: That for the consideration of **TEN DOLLARS ($10.00)** cash in hand paid, and other good and valuable considerations, receipt of all which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second party of the second part the following described real estate, situated and being in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the westerly ½ of Lot No. 45 on the Map of Trinity Heights, of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Edith Avenue and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Tuvache La Floyd, unmarried, by deed of record in Book 9521, page 718, said Register's Office.

This being the same property conveyed to the Grantor by Substitute Trustee's Deed of record as 20040607-0066565, in the Register's office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said party of the second part his successor and assigns forever.

The said party of the first part conveys the aforedescribed real estate which is unencumbered

And that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, claiming the same by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

TENNESSEE HOUSING DEVELOPMENT AGENCY
BY: FIRST HORIZON HOME LOANS, as SERVICER
For Tennessee Housing Development Agency

By: _____
Title: Vice President

State of Tennessee
County of Shelby

Before me, the undersigned Notary Public in and for said County and State aforesaid personally appeared Becky Bassett ,with whom I am personally acquainted and who upon oath acknowledged her/himself to be the Vice President of First Horizon Home Loans, Servicer for Tennessee Housing Development Agency being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Agency by her/himself as such officer.

WITNESS My Hand and Notarial Seal at office this 24th day of May, 2004

BETTY J. PHILLIPS NOTARY PUBLIC AT LARGE SHELBY CO. TN

My Commission Expires: MY COMMISSION EXPIRES FEB. 12, 2008 Notary Public: _____

Property Address: 314 Edith Avenue, Nashville, TN 37207

Name and Address of Property Owner and Mail Tax Bills to: **Secretary of H.U.D.,** Tennessee Housing Development Authority, 404 James Robertson Pkwy, Ste 1114, Nashville TN 37243
SAME AS ABOVE

Tax I.D. No.: 71-11-96

File No.: _____

Davidson County DEEDWARR
Recvd: 06/25/04 13:59 1pgs
Fees:12.00 Taxes:0.00

20040625-0075768