Davidson County DEEDWARR
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20040820-0100638

GENERAL WARRANTY DEED

FROM: 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 50-15-30

FHA #: 483-276998-8-703
Prior Mortgagor(s): Frederick L. Bryant and Shannon L. Bryant

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, SunTrust Mortgage, 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. 580 on the Plan of Parkwood Estates Subdivision, Section 4, as of record in Book 3300, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 580 fronts 75.0 feet on the southeasterly margin of Doverside Drive, and runs back between parallel lines measuring 150.0 feet on each line to a dead line in the rear measuring 75.0 feet thereon; said dead line being on the northwesterly margin of the Briley Parkway right-of-way.

Being the same property conveyed to Frederick L. Bryant and wife, Shannon L. Bryant, by Instrument 199912300309260, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to SunTrust Mortgage, Inc., by Trustee's Deed pursuant to a foreclosure sale of the property held August 26, 2003, said Trustee's Deed having been recorded as Instrument No. 20030909-0131152 on September 9, 2003, in said Register's Office. Subsequently, it was determined that the foreclosure sale was invalid due to a petition in Bankruptcy Court having been filed prior to the foreclosure sale. The conveyance made following the foreclosure sale was rescinded pursuant to a document recorded May 14, 2004, as Instrument No. 20040514-0057088 and re-recorded as Instrument No. 20040528-0062846.

This is improved property also known as 3318 Doverside Drive, Nashville, TN 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, his 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, his 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 officers this _____ day of _____, 2004.

SUNTRUST MORTGAGE, INC.

By: Rebecca W. Shaia

Name: Rebecca W. Shaia

Title: Vice President

STATE OF VIRGINIA §
CITY OF RICHMOND §

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rebecca W. Shaia with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Vice President of Suntrust Mortgage, Inc. the within named bargainor, a corporation, and that 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 17th day of August, 2004.

Susan Amory
Notary Public

8-31-06
Commission Expiration Date

Susan Amory
Printed Name of Notary

SUSAN L. AMORY
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC