1317718

GENERAL WARRANTY DEED

FROM: SunTrust Mortgage, Inc.
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 No. 165-13-0 Group No. A Parcel No. 27CO

FHA No.: 483-2437693
Prior Mortgagor(s): Demetrious A. Coleman

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:

Being Lot No. 361, on the plan of Section 5, Peppertree Forest, PUD, of record in Book 7900, Page 499, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Demetrious A. Coleman, unmarried by deed of record in Book 10391, Page 241, Register's Office for Davidson County, Tennessee. # 20040713. 0083502 trustees deed. $.04.

This is improved property also known as 616 North Stonegate Court, Antioch, TN 37013.

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.

Davidson County DEEDWARR
Recvd: 09/21/04 08:24 2pgs
Fees:12.00 Taxes:0.00
20040921-0113237

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officers this 30 day of July, 2004.

SUNTRUST MORTGAGE, INC.

By: Rebecca W. Shala

Name: Rebecca W. Shala

Title: Vice President

STATE OF VIRGINIA §
CITY OF RICHMND §

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rebecca W. Shala 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 30 day of July, 2004.

Vicenta S Hancock
Notary Public

2-29-2008
Commission Expiration Date

Vicenta S. Hancock
Printed Name of Notary

VICENTA S. HANCOCK NOTARY PUBLIC COMMONWEALTH OF VIRGINIA