Davidson County DEEDWARR
Recvd: 11/03/04 13:34 2pgs
Fees:12.00 Taxes:0.00

20041103-0132548

04-0591-NS

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 90-8 211
664 ANNEX AVENUE
NASHVILLE, TN 37209

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, STE. 1114, NASHVILLE, TENNESSEE 37243, 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. 48 ON THE PLAN OF WEST NASHVILLE ANNEX, OF RECORD IN BOOK 332, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ANGELA M. FALCON BY DEED FROM RANDALL L. GAIDOS AND WIFE, KATHERINE S. GAIDOS OF RECORD IN INSTRUMENT 20030718-0101217, 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 20040729-0091088**, 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 11th day of August, 2004.

New South Federal Savings Bank, servicing agent for
TENNESSEE HOUSING DEVELOPMENT AGENCY

BY: Deborah B. Littleton
Deborah B. Littleton, AVP

ATTEST:
Penny Howell
Assistant Secretary

STATE OF ALABAMA }
} ss.
COUNTY OF JEFFERSON }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Deborah B. Littleton and Penny Howell 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 Assistant Vice President and Assistant Secretary respectively of the New South Federal Savings Bank *, the within named bargainor, a corporation, and that they as such Asst. Vice President and Asst. Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Deborah B. Littleton as such Asst. Vice President and attesting the same by the said Penny Howell as such Asst. Secretary.
***Servicing Agent For Tennessee Housing Development Agency**

Witness my hand and official seal at office at Birmingham, Alabama this 11th day of August, 2004.

Linda Sue Kizziah
Notary Public, Linda Sue Kizziah

My Commission Expires: 7/14/07

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 89,885.02.
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this the 2nd day of NOVEMBER, 2004.

Notary Public

My Commission Expires: 11/24/2007

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