Davidson County DEEDWARR
Recvd: 12/22/04 13:45 2pgs
Fees:12.00 Taxes:0.00
20041222-0152284

04-0959-NS

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 32-13 11
4209 WINTERBROOK ROAD
NASHVILLE, TN 37207

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, NEW SOUTH FEDERAL SAVINGS BANK, with principal offices at P.O. BOX 830180, BIRMINGHAM, AL 35210, 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. 17 ON THE PLAN OF TIMBERTRAIL SUBDIVISION, SECTION 1, OF RECORD IN BOOK 5200, PAGE 205, REGISTER'S OFFICE FOR SAID 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 ANDREA L. WOODRUFF, AN UNMARRIED PERSON, BY DEED FROM MICHAEL T. COOPER AND WIFE, JACQUELYN M. COOPER OF RECORD IN BOOK 11007, PAGE 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

And being further conveyed to NEW SOUTH FEDERAL SAVINGS BANK by Substitute Trustee's Deed from I. DYKE TATUM, ATTORNEY, Substitute Trustee, of record in Inst. 20041118-0138648 ~~0153698~~, 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.

NEW SOUTH FEDERAL SAVINGS BANK 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 13th day of December, 2004.

NEW SOUTH FEDERAL SAVINGS BANK, A Federally Chartered Savings Bank

BY: _____
Edith Heglar, AVP

ATTEST:

_____
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 Edith Heglar _____ 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 Edith Heglar as such Asst. Vice President and attesting the same by the said Penny Howell as such Asst. Secretary.

Witness my hand and official seal at office at Birmingham, Alabama this 13th day of December, 2004.

Notary Public, Linda Sue Kizziah

LINDA SUE KIZZIAH NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 7/14/07

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 73,381.69.
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this the 15th day of DECEMBER, 2004.

Notary Public

My Commission Expires: 11/24/2007

SHEILA L. 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