Davidson County DEEDWARR
Recvd: 03/30/05 09:19 2 pgs
Fees:12.00 Taxes:0.00
20050330-0034224

04-1019-NS
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP/PARCEL 150-7 225
3236 ANDERSON ROAD
ANTIOCH, TN 37013

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF HOUSING & URBAN
DEVELOPMENT
% FIRST PRESTON MANAGEMENT
600 MARRIOTT DRIVE, SUITE 300
NASHVILLE, TN 37214

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 210 AUTOMATION WAY, BIRMINGHAM, AL 35210 has bargained and sold and does hereby transfer and convey unto the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, at % FIRST PRESTON MANAGEMENT, 600 MARRIOTT DRIVE, SUITE 300, NASHVILLE ,TN 37214 their 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. 3, ON THE PLAN OF WOODYMORE HEIGHTS, SECTION ONE, OF RECORD IN PLAT BOOK 5210, PAGE363, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES ADAMS BY QUITCLAIM DEED FROM COASTAL CAPITAL PROPERTIES, INC., TRUSTEE FOR ANDERSON LAND TRUST, OF RECORD IN INSTRUMENT 20040819-0100531, 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 Instrument 20050112-0004462 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 21st day of March, 20 05

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

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

NEW SOUTH FEDERAL SAVINGS BANK CORPORATE SEAL ALABAMA

ATTEST:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Veronica Mitchell 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 Asst. Vice President and Asst. Secretary respectively of the corporation, the within named bargainor, a corporation, and that they as such AVP and Asst. Sec. ,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 AVP and attesting the same by the said Veronica Mitchell as such Asst. Sec. .

Witness my hand and official seal at office at Birmingham , Alabama this 23rd day of March , 20 05

Linda Sue Kizziah
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 $ 84,180.91 .
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this the 23rd day of March , 20 05 .

Notary Public

DIANA M. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 1/27/07

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
ONE VANTAGE WAY
SUITE C-205, NASHVILLE HOUSE
NASHVILLE, TN 37228