Davidson County DEEDWARR
Recvd: 06/07/05 08:17 2 pgs
Fees:12.00 Taxes:0.00
20050607-0064642

(Hall Loan No. 7810109975)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 050-04-0, PARCEL 19
1125 DUE WEST AVENUE
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
c/o PYRAMID REAL ESTATE SERVICES
616 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, 404 JAMES ROBERTSON PARKWAY, SUITE 1114, NASHVILLE, TENNESSEE 37243-0900, has bargained and sold and does hereby transfer and convey unto the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, at % PYRAMID REAL ESTATE SERVICES, 616 MARRIOTT DRIVE, SUITE 300, NASHVILLE, TN 37214, 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:

TRACT NO. ONE:
Land in Davidson County, Tennessee, being Lot No. 57 on the plan of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor dated April 20, 1947, as follows: Beginning at a point in the south margin of Due West Avenue at the corner of Lots Nos. 50 and 57; thence with the line between said lots southerly 331.04 feet; thence easterly 101.05 feet to the corner of Lots Nos. 57 and 58; thence with the line between said lots northerly 317.26 feet to the south margin of Due West Avenue; thence with the margin of same westerly 100 feet to the point of beginning.

TRACT NO. TWO:
Land in Davidson County, Tennessee, being the west half of Lot No. 58 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows: Beginning at the corner of Lot No. 57, running eastward 50 feet to a point; thence South 305 feet, more or less, to the corner; thence westwardly 50 feet to the corner; thence northwardly 317.26 feet to the beginning.

**Being the same property conveyed to Virginia L. Hall by Warranty Deed dated June 25, 2004 and recorded in Book 11547, Page 984, Register's Office for Davidson County, Tennessee.**

And being further conveyed to TENNESSEE HOUSING DEVELOPMENT AGENCY by Substitute Trustee's Deed from J. PHILLIP JONES, Substitute Trustee, of record in Instrument No.20050126-0009762, in the Register's Office for DAVIDSON County, 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 February, 2005.

TENNESSEE HOUSING DEVELOPMENT AGENCY, BY AND THROUGH ITS SERVICER AND AUTHORIZED AGENT, U.S. BANK, N.A.

BY: _____

Title: Assistant Vice President

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me a Notary Public, in and for said state and county, personally appeared Carolyn Guthrie, with whom I am personally acquainted, and who upon oath acknowledged himself/herself to be the Assistant Vice President of U.S. BANK, N.A., AS THE SERVICER AND AUTHORIZED AGENT OF TENNESSEE HOUSING DEVELOPMENT AGENCY, the within named bargainor, a corporation, and that he/she as such AVP being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Assistant Vice President OF U.S. BANK, N.A., AS SERVICER AND AUTHORIZED AGENT OF TENNESSEE HOUSING DEVELOPMENT AGENCY.

WITNESS, my hand and Official Seal at office this 11th Day of February, 2005.

_____
Notary Public

My commission expires:

OFFICIAL SEAL
CATINA GILBERT
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
MY COMMISSION EXPIRES: 05-06-14

STATE OF Tennessse
COUNTY Davidson

The actual consideration or value, whichever is greater for this transfer is $ 78,280.77 .

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2005.

My Commission Expires: January 7, 2007

_____
Notary Public

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

**RETURN TO:**
**J. PHILLIP JONES**
**TATUM & JONES, PLLC**
**SUITE C-205, NASHVILLE HOUSE**
**ONE VANTAGE WAY**
**NASHVILLE, TN 37228**