04-1070-THDA
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
ONE VANTAGE WAY
SUITE C-205
NASHVILLE, TN 37228
MAP/PARCEL 72-14 246
1505 CAHAL AVENUE
NASHVILLE, TN 37206

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

Davidson County DEEDWARR
Recvd: 06/07/05 09:50 2 pgs
Fees:12.00 Taxes:0.00
20050607-0064824

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 #1114, NASHVILLE, TN 37243-0900 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** his successors and assigns, forever, that certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE:

BEING THE WESTERLY PART OF LOT "C" OF THE J.W. NAPIER TRACT, BEING A SUBDIVISION OF PART OF OLD CAHAH PROPERTY, NOT OF RECORD AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF CAHAL AVENUE, 156 FEET EAST OF THE SOUTHEASTERLY CORNER OF THE SAID J.W. NAPIER ORIGINAL HOME TRACT; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, SOUTH 86 1/2 DEGREES EAST 50 FEET TO A POINT; THENCE NORTH 1/12/ DEGREES EAST 273 1/2 FEET TO A POINT IN THE NORTHERLY MARGIN OF SAID CAHAL LANDS; THENCE WITH THE LINE OF SAME, NORTH 86 1/2 DEGREES WEST 50 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF THE J.S. KIRKPATRICK LOT; THENCE WITH THE EAST LINE SOUTH 1 1/2 DEGREES WEST 273 1/2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM L. SMITH AND WIFE, NAKITHA SMITH BY DEED FROM CLARISSA SLOSS OF RECORD IN BOOK 7799, PAGE 558, 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 20041217-0150426, 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 December, 2004.

TENNESSEE HOUSING DEVELOPMENT AGENCY

BY: Carolyn Guthrie

ATTEST:
Susan Beets

STATE OF Arkansas }
} ss.
COUNTY OF Saline }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Carolyn Guthrie and Susan Beets 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 Vice President and Manager respectively of the US Bank, the within named bargainor, a corporation, and that they as such Vice President and manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Carolyn Guthrie as such Vice President and attesting the same by the said Susan Beets as such manager.

Witness my hand and official seal at office at Saline County, Arkansas this 21st day of December, 2004.

Emory R Persinger
Notary Public

My Commission Expires: 5-14-13

OFFICIAL SEAL
EMORY R. PERSINGER
NOTARY PUBLIC-ARKANSAS
SALINE COUNTY
MY COMMISSION EXPIRES: 05-14-13

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 38,074.96.
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Judy Binkley
Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2005

Joyce Fultz
Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

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