Davidson County DEEDWARR
Recvd: 07/19/05 08:41 2 pgs
Fees:12.00 Taxes:0.00
20050719-0083457

(FRENCH Loan No. 7810256849)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 52, GROUP 13-0-B, PARCEL 23
2523 SONAR STREET
NASHVILLE, TN 37214

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:

Being Unit No. 70 on the Condominium Site Plan, Phase II-B of RIVER GLEN, PLANNED UNIT DEVELOPMENT, as of record in Plat Book 6900, Page 819, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nicholas M. French and Cressa T. Raney-Hargis, both unmarried, by deed recorded in Instrument 20020930011 8400 dated September 27, 2002, Register's Office for said County.

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.20050126-0009721, 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 9th day of FEBRUARY, 2005.

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

BY: _____

Title: First 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 FIRST 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 FVP 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 FIRST 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 9th Day of FEBRUARY, 2005.

_____
Notary Public

My commission expires:

STATE OF ARKANSAS
COUNTY PULASKI

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

The actual consideration or value, whichever is greater for this transfer is $ 100,287.32 .

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

_____
Affiant

Subscribed and sworn to before me, this the 14th day of July, 2005.

My Commission Expires: 3-21-09

_____
Notary Public

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

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