Davidson County DEEDWARR
Recvd: 08/05/05 15:56 2 pgs
Fees:12.00 Taxes:0.00
20050805-0092802

04-0686-FH

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 72-7 250 & 72-8 2
1408 SHELTON AVENUE
NASHVILLE, TN 37216

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, 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 % 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:

TRACT 1:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5, BLOCK B, OF INGLEWOOD GOLF CLUB ESTATES SUBDIVISION, AS OF RECORD IN PLAT BOOK 843, PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 5 FRONTS 70 FEET ON THE SOUTHEASTERLY SIDE OF SHELTON AVENUE, AND EXTENDS BACK 173 FEET ON THE SOUTHWESTERLY SIDE AND 176.3 FEET ON THE NORTHEASTERLY SIDE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 70 FEET.

TRACT II:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF THE WESTERLY PART OF LOT NO. 12, BLOCK B ON THE MAP OF INGLEWOOD TERRACE, AS OF RECORD IN PLAT BOOK 1130, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING TRACT I OF THE HEREIN CONVEYED AND DESCRIBED ACCORDING TO A LOAN SURVEY BY JOHN KOHL, DATED FEBRUARY 12, 1980.

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF LOT NO. 5, BLOCK "B", ON THE PLAN OF INGLEWOOD GOLF CLUB ESTATES, AS OF RECORD IN PLAT BOOK 843, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED; THENCE WITH THE REAR LINE OF SAID LOT NO. 5, 60 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 215 FEET MORE LESS TO A POINT IN A CREEK; THENCE WITH SAID CREEK IN A NORTHWESTERLY DIRECTION 64.6 FEET TO A POINT; THENCE CONTINUING WITH SAID CREEK 48 FEET TO A POINT; THENCE LEAVING SAID CREEK IN A NORTHERLY DIRECTION 132 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY W. PAGE, UNMARRIED, BY DEED FROM DAVID LEE COLLINS, SR., OF RECORD IN INSTRUMENT 200005120048091, 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 200502O1-0011379 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 29TH day of JULY, 20 05.

FIRST HORIZON HOME LOANS AS SERVICER FOR
TENNESSEE HOUSING DEVELOPMENT AGENCY

BY: _____

ATTEST:
Faye A. Johnson

STATE OF TENNESSEE }
} ss.
COUNTY OF SHELBY }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared BECKY BASSETT and FAYE A JOHNSON 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 SUPERVISOR respectively of the FIRST HORIZON HOME LOANS, the within named bargainor, a corporation, and that they as such VICE PRESIDENT and SUPERVISOR, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said BECKY BASSETT as such VICE PRESIDENT and attesting the same by the said FAYE A JOHNSON as such SUPERVISOR.

Witness my hand and official seal at office at SHELBY COUNTY, TENNESSEE this 29TH day of JULY, 2005.

Betty J. Phillips
Notary Public

BETTY J. PHILLIPS NOTARY PUBLIC AT LARGE SHELBY CO. TN

My Commission Expires: MY COMMISSION EXPIRES FEB. 12, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 92,727.16.
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Mary Oaks
Affiant

Subscribed and sworn to before me, this the 30th day of August 2005.

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires Sept. 22, 2007

Notary Public

My Commission Expires: Sept 22, 2007