**(koon/thda/ln#719724)**

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

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

**MAP 82-8 PARCEL 65**
**402 NORTH 9TH ST.**
**NASHVILLE, TN 37206**

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 THE COUNTY OF DAVIDSON, TENNESSEE:**

**BEING PARTS OF LOTS 1 AND 2 ON THE MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF MCWHIRTER TRACT, ECT. OF RECORD IN BOOK 421 PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS 1 AND 2 FROM 62.58 FEET TO THE WESTERLY SIDE OF NORTH 9TH STREET, AND RUN BACK BETWEEN PARALLEL LINES 90 FEET TO A DEAD LINE, ON WHICH THEY MEASURE 62.58; THE SOUTHERLY LINE OF SAID TRACT BEING ON THE NORTHERLY MARGIN OF MARINA STREET AND THE NORTHERLY AND WESTERLY LINE BEING BOUNDED BY CHURCH PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO ARTHANGER KOON, JR. BY DEED DATED SEPTEMBER 23, 1994 AND RECORDED BOOK 9475 PAGE 245IN THE REGISTER'S OFFICE OF DAVIDSON 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. 20050808-0093753** 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.

Davidson County DEEDWARR
Recvd: 09/21/05 10:08 2 pgs
Fees:12.00 Taxes:0.00
20050921-0113398

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 18th day of August, 2005.

REGIONS BANK D/B/A REGIONS MORTGAGE AS SUCCESSOR BY MERGER TO **UNION PLANTERS BANK N.A. AS AUTHORIZED AGENT AND SERVICER FOR TENNESSEE HOUSING DEVELOPMENT AGENCY**

BY: Debbie Fly

Title: **ASSISTANT VICE PRESIDENT**

UNION PLANTERS BANK, NATIONAL ASSOCIATION CORPORATE SEAL 1869

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

Before me a Notary Public, in and for said state and county, personally appeared **DEBBIE FLY**, with whom I am personally acquainted, and who upon oath acknowledged himself/herself to be the **ASSISTANT VICE PRESIDENT** of **REGIONS BANK D/B/A REGIONS MORTGAGE AS SUCCESSOR BY MERGER TO UNION PLANTERS BANK N.A. AS AUTHORIZED AGENT AND SERVICER FOR TENNESSEE HOUSING DEVELOPMENT AGENCY**, the within named bargainer, a corporation, and that he/she as such **ASSISTANT VICE PRESIDENT** 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 **REGIONS BANK D/B/A REGIONS MORTGAGE AS SUCCESSOR BY MERGER TO UNION PLANTERS BANK N.A. AS AUTHORIZED AGENT AND SERVICER FOR TENNESSEE HOUSING DEVELOPMENT AGENCY**

WITNESS, my hand and Official Seal at office this 18th Day of August, 2005.

JOYCE A. HUNT NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE MY COMMISSION EXPIRES JULY 11, 2006

Joyce A. Hunt
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$44,806.06**

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

Melissa Anderson
Affiant

Subscribed and sworn to before me, this the 19th day of Sept., 2005.

My Commission Expires: 9-22-07

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

Notary Public

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228