Davidson County DEEDWARR
Recvd: 09/26/05 09:00 2 pgs
Fees:12.00 Taxes:0.00
20050926-0114897

(warden, Jeffrey Loan No. 0309452)
This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES PLLC
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 44-11 PARCEL 170
602 JONES STREET
OLD HICKORY, TENNESSEE 37138

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 THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT 22, SECTION A, VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN RECORDED JULY 16, 1948, BOOK 1424, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FRONTING 52.0 FEET ON JONES STREET AND CONTAINING 0.10 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY E. WARDEN AND WIFE TAMMY J. WARDEN BY DEED DATED AUGUST 31, 2001 AND RECORDED AS INSTRUMENT # 20010910-0098038 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY

And being further conveyed to TENNESSEE HOUSING DEVELOPMENT AGENCY by Substitute Trustee's Deed from **I. DYKE TATUM, Substitute Trustee, of record in INSTRUMENT #**20050429-0047980 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 14th day of SEPT., 2005.

TENNESSEE HOUSING DEVELOPMENTAGENCY, BY AND THROUGH ITS SERVICER AND AUTHORIZED AGENT, US BANK N.A.

BY: Deborah B. Littleton
DEBORAH B. LITTLETON

Title: AVP

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me a Notary Public, in and for said state and county, personally appeared DEBORAH B. LITTLETON, with whom I am personally acquainted, and who upon oath acknowledged himself/herself to be the FIRST VICE PRESIDENT of NEW SOUTH FEDERAL SAVINGS BANK AS THE SERVICER AND AUTHORIZED AGENT OF TENNESSEE HOUSING DEVELOPMENT AGENCY, the within named bargainer, a corporation, and that he/she as such FIRST VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as FIRST VICE PRESIDENT OF NEW SOUTH FEDERAL SAVINGS BANK AS THE SERVICER AND AUTHORIZED AGENT OF TENNESSEE HOUSING DEVELOPMENT AGENCY

WITNESS, my hand and Official Seal at office this 14th Day of SEPT., 2005.

Notary Public - LINDA SUE SHIRLEY

My commission expires:

STATE OF TENNESSEE
COUNTY DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 90,485.86

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

Melissa Anderson
Affiant

Subscribed and sworn to before me, this the 20th day of Sept

My Commission Expires: 9-22-07

Notary Public

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

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