(GIPSON/thda/Ln# 0263279)
This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
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

Tax Map No. 52-1, Parcel 92
316 HARRINGTON AVE.
MADISON, TENNESSEE 37115

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 Lot No. 28, Block A, Crittendon Estates, as shown by plat of record in Plat book 974, page 69, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lucretia R. Gipson by deed dated November 18, 1999, being recorded in Book 11752, pge 685, Register's Office for 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 no. 05116599** 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: 10/21/05 09:40 2 pgs
Fees:12.00 Taxes:0.00
20051021-0127099

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 28th day of SEPT., 2005.

NEW SOUTH FEDERAL SAVINGS BANK THE SERVICER AND AUTHORIZED AGENT OF TENNESSEE HOUSING DEVELOPMENT AGENCY

BY: Deborah B. Littleton
DEBORAH B. LITTLETON

Title: AVP

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 AVP of NEW SOUTH FEDERAL SAVINGS BANK THE SERVICER AND AUTHORIZED AGENT OF TENNESSEE HOUSING DEVELOPMENT AGENCY the within named bargainer, a corporation, and that ~~he~~/she as such AVP being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as AVP OF NEW SOUTH FEDERAL SAVINGS BANK THE SERVICER AND AUTHORIZED AGENT OF TENNESSEE HOUSING DEVELOPMENT AGENCY

WITNESS, my hand and Official Seal at office this 28th Day of SEPT., 2005.

Notary Public – LINDA SUE [illegible]

My commission expires:

STATE OF TENNESSEE
COUNTY DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$66,443.74**

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

Affiant

Subscribed and sworn to before me, this the 20 day of October, 2005.

My Commission Expires: 9-22-07

Notary Public

J. PHILLIP JONES
NOTARY PUBLIC
STATE OF TENNESSEE
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