(RIDLEY, FANNIE/thda/ LN# 781022706)

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID 081 16 0 692.00
930 JACKSON ST.
NASHVILLE, TENNESSEE 37208

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 DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 180 IN MCNAIRY MANSION HOUSE TRACT, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF JACKSON AND BELLEVILLE STREET, NOW 10TH AVENUE, NORTH AND RUNNING THENCE NORTHWARDLY ALONG THE EAST MARGIN OF 10TH AVENUE NORTH 135 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SPAIN LOT; THENCE EASTARDLY, PARALLEL WITH JACKSON STREET, 50 FEET; THENCE AT RIGHT ANGLES, SOUTHWARDLY AND PARALLEL WITH BELLEVILLE STREET 135 FEET, MORE OR LESS, TO JACKSON STREET; THENCE WESTWARDLY ALONG JACKSON STREET 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FANNIE RIDLEY, UNMARRIED BY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, OF RECORD IN INSTRUMENT NO. 20020604-0067673, SAID REGISTER'S OFFICE.

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. 20050930-0117583** 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: 10/31/05 09:06 2 pgs
Fees:12.00 Taxes:0.00
20051031-0130816

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 6th day of October, 2005.

TENNESSEE HOUSING DEVELOPMENT AGENCY, BY AND THROUGH ITS SERVICER AND AUTHORIZED AGENT, US 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 US BANK N.A. 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 US BANK N.A. AS THE SERVICER AND AUTHORIZED AGENT OF TENNESSEE HOUSING DEVELOPMENT AGENCY

WITNESS, my hand and Official Seal at office this 6th Day of October, 2005.

_____
Notary Public

My commission expires: 5-14-13

OFFICIAL SEAL
EMORY R. PERSINGER
NOTARY PUBLIC-ARKANSAS
SALINE COUNTY
MY COMMISSION EXPIRES: 05-14-13

STATE OF TENNESSEE
COUNTY DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 97,837.82.

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

_____
Affiant

Subscribed and sworn to before me, this the 27th day of October, 2005.

My Commission Expires: 3-21-09

_____
Notary Public

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

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