**(Johnson, Annie Belle/ LN 689521)**

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

**MAP 70-9 PARCEL 48**
**3204 CURTIS STREET**
**NASHVILLE, TENNESSEE 37218**

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 THE LOT NO. 6 ON THE PLAN OF H.E. SIMKIN'S SUBDIVISION OF THE L.H. CURTIS LAND OF RECORD IN BOOK 547, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF SURVEY THEREOF GEO W. WATKINS, SURVEYOR, NOVEMBER 27, 1957, AS FOLLOWS:**

**BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF CURTIS STREET, 140 FEET WEST OF THE WEST MARGIN OF ALPINE AVENUE; THENCE NORTH 34° 15' EAST 130 FEET TO AN IRON PIN IN THE SOUTH LINE OF THE ETHEL HARPER BRYANT TRACT; THENCE WITH HER SOUTH LINE, NORTH 55° 30' WEST 40 FEET TO AN IRON PIN AND NORTH 66° 40' WEST 30 FEET TO AN IRON PIN WHICH IS THE CORNER OF THE LOT CONVEYED TO BOBBY R. EVILCIZOR AND WIFE, BY DEED OF RECORD IN BOOK 2736, PAGE 35, SAID REGISTER'S OFFICE; THENCE ALONG THE EASTERLY LINE SOUTH 34° 15' WEST 130 FEET TO AN IRON PIN IN THE NORTH MARGIN OF CURTIS STREET; THENCE WITH THE MARGIN OF THE SAME, SOUTH 66° 40' EAST 30 FEET AND SOUTH 55° 30' EAST 40 FEET TO THE POINT OF BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO ANNIE BELLE JOHNSON BY DEED DATED SEPTEMBER 28, 1992 AND RECORDED IN BOOK 8756 PAGE 978 AND CORRECTED IN INSTRUMENT NO. 20060410-0041042 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

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. 20060522-0059432** 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: 06/23/06 08:20 2 pgs
Fees:12.00 Taxes:0.00
20060623-0074849

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 23rd day of May, 2006.

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: _____

Title: Banking Officer
John Abraham

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me a Notary Public, in and for said state and county, personally appeared John Abraham, with whom I am personally acquainted, and who upon oath acknowledged himself/~~herself~~ to be the Banking Officer 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 John Abraham 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 Banking Officer 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 23rd Day of May, 2006.

PHYLLIS J. MOSBEY NOTARY PUBLIC DAVIDSON COUNTY TN MY COMMISSION EXPIRES AUG 26 2008

_____
Notary Public

My commission expires: 8/26/2008

STATE OF TENNESSEE
COUNTY DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ **42,683.84**
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Rebecca A. Agee
Affiant

Subscribed and sworn to before me, this the 22 day of June, 2006.

My Commission Expires: 11/14/2009

Ben H. Thomas
Notary Public

BEN H. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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