**(Bradshaw, Ben/LN# 7810112298)**
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
**PARCEL ID: 052 02 0 094.00**
**636 CARMEL AVE.**
**MADISON, TENNESSEE 37115**

**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 THE EASTERLY 20 FEET OF LOT NO. 16 AND THE WESTERLY 40 FEET OF LOT NO. 17, BLOCK C ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**
**SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 60 FEET ON THE SOUTHERLY SIDE OF CARMEL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO A LINE IN THE REAR ON WHICH IT MEASURES 60 FEET.**

**BEING THE SAME PROPERTY CONVEYED TO BEN TOBE BRADSHAW, A SINGLE MAN BY DEED DATED JULY 14, 1999 OF RECORD IN BOOK 11573 PAGE 928, REGISTER'S OFFICE FOR 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. 20061023-0131420,** 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: 01/11/07 08:35 2 pgs
Fees:12.00 Taxes:0.00
20070111-0004417

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 20 day of October, 2006.

TENNESSEE HOUSING DEVELOPMENTAGENCY, 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 20th Day of October, 2006.

_____
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 $ **92,751.78**
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

_____
Affiant

Subscribed and sworn to before me, this the 10th day of January, 2007

My Commission Expires: NOV. 8, 2009

_____
Notary Public

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

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