Davidson County DEEDWARR
Recvd: 12/03/07 09:25 2 pgs
Fees:12.00 Taxes:0.00
20071203-0139501

(OLIVER, MARVIN/LN# 7810109720)

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 08103014600
1108 KELLOW STREET
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, c/o 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:

TRACT 1:
LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE EASTERLY 45 FEET OF THE WESTERLY 90 FEET OF LOTS NOS. 25 AND 26 ON THE PLAN OF SUBDIVISION OF LOT NO. 37 IN OWEN'S PLAN OF BUENA VISTA LOTS, AS OF RECORD IN PLAN BOOK 1, PAGE 84, CHANCERY COURT AT NASHVILLE AND BOOK 57, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOTS NOS. 25 AND 26 FRONT TOGETHER 45 FEET ON THE NORTHERLY SIDE OF KELLOW STREET AND RUNS BACK BETWEEN PARALLEL LINES 100 FEET TO THE SOUTHERLY LINE OF LOT NO. 27.

TRACT 2:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE SOUTHERLY 10 FEET OF LOT NO. 27 IN THE SUBDIVISION OF LOT NO. 37 OWEN'S PLAN OF BUENA VISTA, AS OF RECORD IN PLAN BOOK 1, PAGE 84, CHANCERY COURT AT NASHVILLE AND BOOK 57, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF THE SOUTHERLY 10 FEET OF LOT NO. 27 BEING THE EASTERLY 45 FT OF THE WESTERLY 90 FEET OF THE SOUTHERLY 10 FEET OF LOT 27.

BEING THE SAME PROPERTY CONVEYED TO MARVIN S. OLIVER AND BARBARA R. TAYLOR, BOTH UNMARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVOR SHIP BY DEED DATED AUGUST 9, 1999 OF RECORD IN BOOK 11618 PAGE 696 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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. 20071105-0130153,** in the Register's Office for **DAVIDSON** County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1108 KELLOW STREET, NASHVILLE, TENNESSEE 37208.

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 27 day of November, 2007.

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

BY: _____
CAROLYN GUTHRIE

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 herself to be the **FIRST VICE PRESIDENT** of **U. S. BANK, N.A., SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY,** the within named bargainer, a corporation, and that 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** for **U. S. BANK, N.A., SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY.**

WITNESS, my hand and Official Seal at office this 27 Day of November, 2007.

_____
Notary Public

My commission expires: 05-06-14

OFFICIAL SEAL
CATINA GILBERT
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
MY COMMISSION EXPIRES 05-06-14

STATE OF **TENNESSEE**
COUNTY **DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is $55,627.01.

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

_____
Affiant

Subscribed and sworn to before me, this the 29th day of November, 2007.

_____
Notary Public

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 2

My Commission Expires: 3-21-09

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