(NICHOLSON, GARY/LN# 7810314228)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 04107002100
1240 BELL GRIMES LANE
NASHVILLE, TN 37207

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:

BEING LOT NO. 2 OF THE R.R. MINCY LAND, BEING A RESUBDIVISION OF PART OF LOT NO. 3 OF THE K.J. MORRIS LANDS, OF RECORD IN BOOK 57, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY PREPARED BY WILLIAM COLLIER PARRISH ASSOCIATES, CIVIL ENGINEERS, DATED JUNE 2, 1959, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BELL GRIMES LANE, BEING 67 FEET EAST OF THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO W.E. BATEY, ET UX, BY DEED FROM HENRY T. BEASLEY, JR., ET UX, OF RECORD IN BOOK 2904, PAGE 45, SAID REGISTER'S OFFICE; THENCE NORTHERLY 206.73 FEET TO A POINT; THENCE SOUTH 83 DEGREES 06 MINUTES EAST 67.2 FEET TO A POINT; THENCE SOUTH 3 DEGREES 8 MINUTES WEST 205.35 FEET TO A POINT IN THE NORTHERLY MARGIN OF BELL GRIMES LANE; THENCE WITH SAID MARGIN NORTH 86 DEGREES 04 MINUTES WEST 67 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY NICHOLSON BY DEED DATED APRIL 23, 2003 OF RECORD IN INSTRUMENT NO. 20030425-0055951, 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. 20071008-0119850,** in the Register's Office for **DAVIDSON** County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1240 BELL GRIMES LANE, NASHVILLE, TN 37207.

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: 12/31/07 14:27 2 pgs
Fees:12.00 Taxes:0.00
20071231-0149281

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 9 day of October, 2007.

TENNESSEE HOUSING DEVELOPMENTAGENCY, 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 9th Day of October, 2007.

_____
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 $106,851.68

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

_____
Affiant

Subscribed and sworn to before me, this the 21st day of December, 2007.

_____
Notary Public

My Commission Expires: 3-21-09

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

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