Davidson County DEEDWARR
Recvd: 12/02/08 08:34 2 pgs
Fees:12.00 Taxes:0.00
20081202-0116596

(STODDARD, GERALD/LN# 7810467865)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

PARCEL ID: 150 02 0 188.00
3138 JUSTIN TOWNE COURT
ANTIOCH, TENNESSEE 37013

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20A ON THE ZONE LOT DIVISION OF LOTS 15, 17, AND 20, JUSTIN TOWNE RESUBDIVISION OF LOTS 13 THROUGH 26, SECTION II, AS OF RECORD IN BOOK 5200, PAGE 619 AMENDING BOOK 5200, PAGE 528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY SOUTHWEST CORNER OF THE WESTERLY HALF OF LOT 20; THENCE LEAVING SAID RIGHT OF WAY NORTH 27 DEGREES 20' 23" WEST 227.55 FEET TO A POINT; THENCE SOUTH 83 DEGREES 43' 54" EAST 79.49 FEET TO A POINT; THENCE SOUTH 16 DEGREES 37' 37" EAST 95.41 FEET TO A POINT; THENCE SOUTH 6 DEGREES 18' 09" EAST 43.88 FEET TO A POINT; THENCE SOUTH 11 DEGREES 08' 55" EAST 55.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF JUSTIN TOWNE COURT; THENCE WITH SAID MARGIN ALONG A CURVE 17.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,770 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GERALD H. STODDARD AND WIFE, TINA A. STODDARD BY DEED DATED OCTOBER 19, 2006 OF RECORD IN INSTRUMENT NO. 20061023-0131090 AND RE-RECORDED IN INSTRUMENT NO. 20070122-0008351 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3138 JUSTIN TOWNE COURT, ANTIOCH, TENNESSEE 37013.

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. 20081117-0113226** 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.

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 24th day of November, 2008.

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 24th Day of November, 2008

_____
Notary Public

My commission expires: 12-20-17

ANDREA WARD
SALINE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires December 20, 2017
Commission No. 12363964

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

The actual consideration or value, whichever is greater for this transfer is $92,201.12.
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

_____
Affiant

Subscribed and sworn to before me, this the 1st day of December, 2008

_____
Notary Public

My Commission Expires: 5/2/2011

MELISSA BIDDLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2011

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