(SIMMONS, ROBBIN/LN# 7810450339)

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

PARCEL ID: 091 10 0 303.00
515 HEMSTEAD STREET
NASHVILLE, TENNESSEE 37209

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

BILL GARRETT, Davidson County
Trans:T20090032018 DEEDWARR
Recvd: 05/14/09 14:39 2 pgs
Fees:12.00 Taxes:0.00
20090514-0044516

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. 26 ON THE PLAN OF URBANDALE, SECTION ONE, OF RECORD IN BOOK 1835 PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

INCLUDED IN THE ABOVE CONVEYANCE BUT EXPRESSLY EXCLUDED IS THE FOLLOWING:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF THE PROPERTY OWNED BY R.A. BALDWIN, ET UX OF RECORD IN BOOK 2340 PAGE 426, REGISTER' S OFFICE FOR DAVIDSON COUNTY, AND BEING 13.500 METERS (44.291 FEET), MORE OR LESS, RIGHT OF RAMP D SURVEY CENTERLINE STATION 741-452.00, MORE OR LESS; THENCE SOUTH 73 DEGREES 25 MINUTES 04 SECONDS WEST ALONG THE COMMON LINE, AND BEING 26.200 METERS (85.958 FEET) MORE OR LESS, TO A POINT ON THE SOUTHWESTERN CORNER OF THE PROPERTY THE COMMON CORNER WITH PROPERTY OWNED BY R.A. BALDWIN, ET UX, WILLIE K. WHITE, JR., ET UX OF RECORD IN BOOK 4877 PAGE 763, AND E.H. LITTON, ET UX OF RECORD IN BOOK 2392 PAGE 297, AND BEING 6.00 METERS (19.685 FEET) MORE OR LESS, LEFT OF RAMP D SURVEY CENTERLINE STATION 741-470.000, MORE OR LESS; THENCE NORTH 17 DEGREES 00 MINUTES 32 SECONDS WEST ALONG THE COMMON LINE WITH E.H. LITTON, ET UX, AND BEING 14.000 METERS (45.932 FEET) MORE OR LESS, TO A POINT ON THE NORTHWESTERN CORNER OF THE PROPERTY, THE COMMON CORNER WITH PROPERTY OWNED BY E.H. LITTON, ET UX, AND SEC. OF HUD OF RECORD IN BOOK 11427, PAGE 702, AND BEING 2.500 METERS (8.202 FEET) MORE OR LESS, RIGHT OF RAMP D SURVEY CENTERLINE STATION 741+481.00, MORE OR LESS; THENCE NORTH 59 DEGREES 45 MINUTES 18 SECONDS EAST ALONG THE COMMON LINE WITH SEC. OF HUD, AND BEING 12.000 METERS (39.370 FEET), MORE OR LESS, TO A POINT IN THE PROPOSED CONTROLLED ACCESS RIGHT OF WAY OF RAMP D, AND BEING 13.500 METERS (44.295 FEET) MORE OR LESS RIGHT OF RAMP D SURVEY CENTERLINE STATION 741+475.00, MORE OR LESS, THENCE SOUTH 56 DEGREES 55 MINUTES 27 SECONDS EAST ALONG THE PROPOSED CONTROLLED ACCESS RIGHT OF WAY, AND BEING 17.942 METERS (58.864 FEET) TO A POINT 13.047 METERS (42.810) RIGHT OF ACCESS RIGHT OF WAY, AND BEING 5.00 METERS (16.404 FEET) MORE OR LESS, TO A POINT OF BEGINNING, CONTAINING 295.100 SQUARE METERS (3176.000 SQUARE FEET) MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ROBBIN SIMMONS A/K/A ROBBIN MARIE SIMMONS, UNMARRIED BY DEED DATED OCTOBER 20, 2005 OF RECORD IN INSTRUMENT NO. 20051028-0130313 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 515 HEMSTEAD STREET, NASHVILLE, TENNESSEE 37209.

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. 20090406-0031055** 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 17th day of April, 2009.

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 17th Day of April, 2009.

_____
Notary Public

My commission expires: 12-26-17

ANDREA WARD
SALINE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires December 26, 2017
Commission No. 12363964

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

The actual consideration or value, whichever is greater for this transfer is $87,276.11
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of May, 2009.

_____
Notary Public

My Commission Expires: Nov. 2, 2009

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

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