(DUKE, NINA/LN# 7810460023)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

PARCEL ID: 073 01 0 077.00
2723 BOBBY AVENUE
NASHVILLE, TENNESSEE 37216

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:T20090060652 DEEDWARR
Recvd: 09/03/09 09:15 2 pgs
Fees:12.00 Taxes:0.00
20090903-0082855

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. 27 OF HAPPY VALLEY SUBDIVISION, SECTION "B", NOT OF RECORD, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF BY Z.J. WILKINSON, SURVEYOR, SEPTEMBER 2, 1945, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BOBBY AVENUE, AT THE CORNER OF LOTS 26 AND 27; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 140 FEET TO THE CORNER OF SAID LOTS AND OF LOTS 7 AND 8; THENCE WITH THE LINE BETWEEN LOTS NOS. 8 AND 27, EASTERLY 75 FEET TO THE CORNER OF SAID LOTS AND OF LOTS 9 AND 28; THENCE WITH THE LINE BETWEEN LOTS 27 AND 28, SOUTHERLY 140 FEET TO THE NORTHERLY MARGIN OF BOBBY AVENUE; THENCE WITH THE MARGIN OF THE SAME WESTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NINA S. DUKE, UNMARRIED BY DEED DATED JUNE 14, 2006 OF RECORD IN INSTRUMENT NO. 20060619-0072859 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2723 BOBBY AVENUE, NASHVILLE, TENNESSEE 37216.

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. 20090603-0051495** 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 20th day of August, 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 20th Day of August, 2009.

_____
Notary Public

My commission expires: 12-20-17

ANDREA WARD
SALINE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires December 26, 2017
Commission No. 12383964

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

The actual consideration or value, whichever is greater for this transfer is $121,605.82.
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

_____
Affiant

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