(HORTON, FRANKIE E.)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 043 11 0 102.00
117 MCARTHUR DRIVE
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
MCB Oklahoma MCM Office
4400 Will Rogers Pkwy., Suite 300
Oklahoma City, OK 73108

BILL GARRETT, Davidson County
Trans:T20110028026 DEEDWARR
Recvd: 05/11/11 09:21 2 pgs
Fees:12.00 Taxes:0.00
20110511-0036044

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,** 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 PART OF LOT NO. 1 ON THE PLAN OF ANDERSON ESTATES, AS OF RECORD IN BOOK 1130, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 50 FEET OF LOT NO. 103 ON THE PLAN OF THE RE-SUBDIVISION OF LOTS NO. 1 AND 13 OF THE ANDERSON ESTATES, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF MCARTHUR DRIVE, AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO FREDERICK H. BINKLEY AND WIFE, BY DEED FROM J.W. ANDERSON AND WIFE, OF RECORD IN BOOK 1261, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID DRIVE, NORTHWARDLY 50 FEET (ERRONEOUSLY REFERRED TO AS FET IN LEGAL DESCRIPTION) TO THE CORNER OF LOTS NO. 103 AND 104; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTERLY 155 FEET; THENCE SOUTHWARDLY 50 FEET TO BINKLEY'S NORTHWEST CORNER; THENCE WITH HIS NORTHERLY LINE, EASTWARDLY 157-1/2 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRANKIE E. HORTON, AN UNMARRIED PERSON, BY DEED DATED JANUARY 10, 2002, OF RECORD IN INSTRUMENT NO. 20020115-0006187, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 117 MCARTHUR DRIVE, MADISON, TENNESSEE 37115.

AND being further conveyed to **TENNESSEE HOUSING DEVELOPMENT AGENCY** by Substitute Trustee's Deed from **J. PHILLIP JONES,** Substitute Trustee, of record in Inst # 20110115-0001435 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 25th day of February, 2011.

TENNESSEE HOUSING DEVELOPMENT AGENCY, BY AND THROUGH ITS SERVICER AND AUTHORIZED AGENT, U.S. BANK, NATIONAL ASSOCIATION

BY: _____
CAROLYN GUTHRIE

Title: **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 **VICE PRESIDENT** of **U.S. BANK, NATIONAL ASSOCIATION, SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY,** the within named bargainer, a corporation, and that she as such **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 **VICE PRESIDENT** for **U.S. BANK, NATIONAL ASSOCIATION, SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY.**

WITNESS, my hand and Official Seal at office this 25th Day of February, 2011.

Jade Daniels
Notary Public

JADE DANIELS
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires September 09, 2019
Commission No. 12372943

My commission expires: 9/9/19

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

The actual consideration or value, whichever is greater for this transfer is $ 101,495.93
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Sarah Pavlik
Affiant

Subscribed and sworn to before me, this the 28th day of February, 2011.

Dawn M.E. McMahon
Notary Public

My Commission Expires: OCT. 21, 2013

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

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203