M & P 103-15-B-83

This instrument was prepared by the Department of Housing and Urban Development, One Commerce Place, 16th Floor, Nashville, Tennessee.

CASH DEED FOR TENNESSEE

BOOK 6065 PAGE 607

THIS INDENTURE, made and entered into this 27th day of May 19 83, by and between Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D. C., party of the first part, and LEONORA D. BURNS, , her heirs and assigns, party(ies) of the second part,

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 83 on the plan of Lion's Head Condominium Apartments, a horizontal property regime, of record in Book 5200, page 82, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

This conveyance is subject to the following restrictive covenants: (1) Subject to the Master Deed of record in Book 5340, page 70 and Book 5340, page 683, both in said Register's Office, which sets forth restrictions, assessments, liens and other matters and to which reference is hereby made for more particulars. (2) All assessments provided for in the above referenced Master Deed and By-Laws, which have become due and payable prior to or at the time of the proposed conveyance, must be paid. (3) The Plan of record in Book 5200, page 82, said Register's Office, which shows minimum building setback lines and easements and to which plan reference is hereby made for a more complete description thereof. (4) Easement for sewer line purposes granted to K.C. Club, Inc., of Nashville, Tennessee, of record in Book 3224, page 527, and in Book 3376, page 102, both in said Register's Office. (5) Easement to construct and maintain a pipe line for natural gas to Nashville Gas Co. in Book 3969, page 788, said Register's Office, the location of which is shown on page 789. (6) Overhead line easement granted to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government by grant from David M. Carney and wife, of record in Book 4995, page 32, said Register's Office. (7) Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Metropolitan Government by grant of record in Book 4889, page 140, said Register's Office. (8) A 20 foot sewer easement across the southeasterly portion of premises and across the northeasterly portion of premises, a 20 foot gas line easement (said easement extends across the center portion of the subject property and has a varied width at its northeasterly extremity), Richland Creek (the rights of Richmond Creek extending through the subject property, without diminution of pollution), a Nashville Electric Service easement along the northeasterly line of premises and an owner's certificate, as depicted on the survey made by James L. Murphy, Jr., and Co., dated June 5, 1974, and as shown on survey made by E. Ralph Roberson, Jr., May 5, 1976, and as appears on the plan of the David M. Carney Development, in Book 4775, page 134, said Register's Office.

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $67,000.00.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 27th DAY OF May, 1983. Leonora D. Burns
Affiant

Notary Public. My Commission expires: 7/27/86

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667), by deed dated October 20, 1982 and recorded in Book 5955, Page 595 Office of the Register, County of Davidson, State of Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, her heirs and assigns in fee simple forever.

ADDRESS NEW OWNER(S) AS FOLLOWS:
LEONORA D. BURNS
4487 Post Place, Unit 83
Nashville, TN 37205

SEND TAX BILLS TO:
SAME

This is improved property known as: 4487 Post Place, Unit 83, Nashville, TN, 37205.

FHA FORM NO. 1879
January 1977

SAID CONVEYANCE IS made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

AND THE SAID party of the first part does hereby covenant with the said party(ies) of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming same by, through or under him but no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his hand and seal as Acting Chief Property Officer, Property Disposition Office, , HUD Service Office, Nashville, Tennessee, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and the Federal Register, Volume 35, Page 16106 (10/14/76), as amended.

Signed, sealed and delivered in the presence of:

Mitzie Jones

Dave Kuckhahn

SAMUEL R. PIERCE, JR.
Secretary of Housing and Urban Development

By: J.W. Baird (SEAL)
J.W. BAIRD, Acting Chief Property Officer
Property Disposition Office , Office of Hsg. Mgt.
HUD Service Office, Nashville , Tennessee

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned , a Notary Public in and for the State and County aforesaid, personally appeared J.W. BAIRD who is personally well known to me and known to me to be the duly appointed Acting Chief Propty Officer, Office of Property Disposition , HUD Service Office, Nashville, Tennessee, and the person who executed the foregoing instrument bearing date May 27, 1983 , by virtue of the above cited authority and acknowledged the foregoing instrument to be his free act and deed as Field Office Actg. Chief Property Officer , for and on behalf of Samuel R. Pierce Jr. Secretary of Housing and Urban Development.

Witness my hand and official seal this 27th day of May 1983 .

Dana C. Jones
Notary Public

(SEAL)

My Commission Expires: 7/27/86

RUSH

H507.32

IDENTIF. REFERENCE

MAY 31 8 32 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

05/31 180.70

FHA FORM NO. 1879
January 1977

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6065 PAGE 609

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

67000.00- CO
174.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 180.70-
1044A05/31/83 PM

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 0 7. 3 2.

IDENTIF. REFERENCE

MAY 31 8 32 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952418