Return to: Leon Sharber, Attorney
325 Plus Park Blvd., #100
Nashville, TN 37217

CASH DEED FOR TENNESSEE

This instrument was prepared by the Department of Housing and Urban Development. One Commerce Pl., #16
Nashville, TN 37239

THIS INDENTURE, made and entered into this 19th day of July, 1984, by and between Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Morris Kraft and Maxie Biener, their 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:

BEING Lot No. 13 on Plan of Sharpe and Horn's First Addition of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

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Said Lot No. 13, a corner lot, fronts 50 feet on the westerly margin of Lischey Avenue, formerly North Avenue, and extends back between parallel lines along the southerly margin of Evanston Avenue, formerly Childress Avenue, 153 feet to an alley.

Also conveyed herewith is all of grantors right, title and interest, if any, in the strip of land 5 feet in width lying east of and adjacent to the above described lot, which was created by the diminution of the right-of-way of Lischey Avenue, formerly North Avenue, from 60 feet in width to 50 feet in width. Grantors make no warranties as to the ownership of said 5 foot strip.

THIS IS IMPROVED PROPERTY KNOWN AS: 1024 Lischey Avenue, Nashville, TN 37207

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended *(12 U.S.C. 1701 et seq.)* and the Department of Housing and Urban Development Act *(79 Stat. 667)*, by deed dated July 6, 1982 and recorded in Book 5969, Page 36, Office of the Register, County of Davidson, State of Tennessee.

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

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/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he/she will warrant and forever defend against the lawful calims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her hand and seal as Actg. CPO, Office Housing Management, HUD Nashville Office, Nashville, Tennessee, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Federal Register, Volume 35, Page 16106 *(10/14/70)*, as amended.

Signed, sealed and delivered in the presence of:

Richard C. Bowden

Helen R. Arnold

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

By: David Kuckkahn (SEAL)
David Kuckkahn, Acting Chief Property Office
Office Housing Management
HUD Nashville Office, Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Kuckkahn who is personally well known to me and known to me to be the duly appointed Acting CPO Office Housing Management, HUD Nashville Office, Nashville, Tennessee, and the person who executed the foregoing instrument bearing date July 19, 1984, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed as Actg. CPO Office Housing Mgmt., for and on behalf of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development.

Witness my hand and official seal this 19th day of July, 1984

Ollie Mae Ashley
Notary Public

(SEAL)
My Commission Expires: July 18, 1987

Replaces FHA-1879, which is obsolete.

HUD-91879 (5-83)
(24 CFR 200.15[illegible])

7354 07/27 8.50- CHECK

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $15,000.00

Morris Kraft
Affiant

Subscribed and sworn to before me this the 19th day of July, 1984.

Notary Public

My Commission Expires: July 19, 1987

NAME OF NEW OWNERS:
Morris Kraft &
Maxie Biener
500 Plantation Court, #P-1
Nashville, TN 37221

SEND TAX BILLS TO:
SAME

MAP-PARCEL:
20W-24845
82-3
384

139105

IDENTIF. REFERENCE

JUL 27 10 27 AM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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

15000.00- CAMT
39.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 45.50-
7354A07/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 9 1 0 5

IDENTIF. REFERENCE

JUL 27 10 27 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0056301