File # 5350

Map 110
Parcel 118

F.B.# 4D-14756

CASH DEED FOR TENNESSEE

This instrument was prepared by the Department of Housing and Urban Development. Suite 1600, One Commerce Place, Nashville, TN. 37239

THIS INDENTURE, made and entered into this 8th day of October, 19 86, by and between Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D. C., party of the first part, and James R. Simmons, and wife, Linda F. Simmons 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:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Smith Engineering Company, December 20, 1965, as follows:

BOOK 7004 PAGE 562

Beginning at a point in the center of Earhart Road, said point being S. 16 degrees 22 minutes E. 382.8 feet from the intersection of the center line of Earhart Road and Hessey Road; thence with the center of said Earhart Road, S. 16 degrees 22 minutes E. 147 feet to a point; thence S. 86 degrees 25 minutes W. 968.00 feet to a point; thence N. 4 degrees 15 minutes E. 140 feet to a point; thence northwardly 13.71 feet; thence S. 87 dergees 18 minutes E. 669.76 feet, more or less, to an iron pin; thence S. 16 degrees 22 minutes E. 38.21 feet to an iron pin; thence N. 77 degrees 13 minutes E. 240.47 feet to an iron pin being the point of beginning and containing 3.0 acres, more or less.

This is improved property known as 3518 Earhart Drive, Mt. Juliet, TN 37122.

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 September 25, 1985 and recorded in Book 6666, Page 454, 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 Acting CPO Office of 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:

Matilda Crocker

Maria Smith

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

By: David Kuckkahn (SEAL)
David Kuckkahn, Acting Chief Property Officer
Office of 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 of Housing Management HUD Nashville Office, Nashville Tennessee, and the person who executed the foregoing instrument bearing date October 8, 1986, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed as Acting CPO Office of Housing Mgt. for and on behalf of Samuel R. Pierce, Jr. Secretary of Housing and Urban Development.

Witness my hand and official seal this 7th day of October, 1986

Notary Public

(SEAL)
My Commission Expires: 4-19-87

Replaces FHA-1879, which is obsolete.

HUD-91879 (5-83)
(24 CFR 200.150)

BOOK 7004 PAGE 563

CASH DEED FOR TENNESSEE

Secretary of Housing and Urban Development

to James R. Simmons and wife, Linda F. Simmons

ADDRESS NEW OWNERS AS FOLLOWS:
Mr. and Mrs. James R. Simmons
3574 Earhart Drive
Mt. Juliet, TN 37122

NO MORTGAGEE
SEND TAX STATEMENTS TO:
NEW OWNERS

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ 55,051.00

James R. Simmons
AFFIANT

Subscribed and sworn to before me
this 8th day of October, 1986.

NOTARY PUBLIC

My commission expires: 4-19-87

RETURN TO:
First Title and Escrow Co., Inc.
P. O. Box 926
Brentwood, Tennessee 37027

50994

IDENTIFICATION REFERENCE

Oct 9 10 02 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7004 PAGE 561

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

55051.00- CANT.
154.23 CSTAX
.50 PRFE
6.00 WDEED
CHECK 160.73-
2082A 10/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50994

IDENTIF. REFERENCE

Oct 9 10 02 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 304653

BOOK 7004 PAGE 565 20-4-0004149

TAX PARCEL NO.	PROPERTY ADDRESS: 1517-24th Avenue, North Nashville, Tennessee 37208
SEND TAX NOTICES TO: Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Avenue South, Nashville TN 37203	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Attorney VA Regional Office, Nashville TN 37203

TRUSTEE'S DEED

Maps 81-14
Par. 89

WHEREAS, by Deed of Trust, dated May 3, 1976, of record in the Register's Office of Davidson County, Tennessee, in Book 5021, Page 578, James A. Gatewood and wife, Ann R. Gatewood, conveyed to Joe A. Benedict and Paul E. Marcum, Trustees (either one of which is empowered by said Deed of Trust to act alone in the execution of the powers conferred by the instrument) a certain tract or parcel of land in Nashville, County of Davidson, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 32 on the Revised Plan of Fisk Park, as of record in Book 2331, Page 114, Register's Office for Davidson County, Tennessee, to which refernce is made for a more particular description.

REFERENCE is made for prior title to Book 5021, Page 576, in the Register's Office, Davidson County, Tennessee.

WHEREAS, the undersigned Sandra Vaughan, Substitute Trustee, was designated as such by the holder of the indebtedness by an instrument dated 8/14/86, and recorded in the Register's Office for Davidson County, Tennessee, in Book 6957, Page 208, such designation being pursuant to and in conformity with the provisions of the said Deed of Trust above mentioned; and

WHEREAS, said Deed of Trust was executed to secure the payment of the indebtedness therein described, which indebtedness was represented by a note of even date with such Deed of Trust, payable in monthly installments; and said Note providing that the entire principal sum and accrued interest will become payable without notice in the event of default in the payment of said installments; and

WHEREAS, default was made in the payment of said installments and such default was not made good, and the owner of the indebtedness declared the entire balance of said indebtedness due and payable; and

WHEREAS, demand was made upon me as Substitute Trustee by the owner of the indebtedness to foreclose said Deed of Trust in accordance with the terms and provisions therein contained; and acting pursuant to the power and authority vested in me by said Deed of Trust, I did advertise the sale of said property according to the terms and provisions of said Deed of Trust, and according to law, and did on Friday, October 3, 1986, at the Front Door at 11:10 a.m. of the Courthouse in Nashville, Davidson County, Tennessee, offer for sale at public outcry to the highest and best bidder for cash in hand, free from the equity of redemption, homestead and dower, and all

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 9500.00
B. B. Doubleday Jr
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF Oct 19 86
W. E. Lockhart
Deputy Register

other equities, the property hereinabove described, when B. B. Doubleday, Jr. became the purchaser of such property for the sum of Nine thousand five hundred dollars ($9,500.00), that being the highest, last and best bid.

NOW, THEREFORE, I, the undersigned as Substitute Trustee, in consideration of the premises, acting pursuant to the power and authority vested in me by the said Deed of Trust, do hereby transfer and convey the property hereinabove described, unto the said B. B. Doubleday, Jr. his or her or their heirs or assigns.

BOOK 7004 PAGE 566

TO HAVE AND TO HOLD the said property hereinabove described, together with all the appurtenances belonging to the said B. B. Doubleday, Jr., his or her or their heirs or assigns, all the rights, benefits and protection of the covenants and warranties contained in the said Deed of Trust, but as Substitute Trustee only and not otherwise.

The proceeds of the sale, less expenses of the sale, have been applied toward the payment of said indebtedness in compliance with the terms of the Deed of Trust.

WITNESS my hand this the 3rd day of October, 1986.

Sandra Vaughan
SANDRA VAUGHAN
SUBSTITUTE Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Deborah L. Beecher, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, Sandra Vaughan, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Substitute Trustee for the purposes therein contained.

WITNESS my hand and Official Seal this the 3rd day of October, 1986.

Deborah L. Beecher
DEBORAH L. BEECHER NOTARY PUBLIC

My commission expires 9/9/89

DEBORAH L. BEECHER NOTARY PUBLIC DAVIDSON COUNTY, TN

50995
IDENTIFICATION REFERENCE
Oct 9 10 05 AM '86
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

VA Form 26-122(320)
Sep 1983

Mail Buyer a Tax Bill
B. B. Doubleday Jr
1123 Church St
37203

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

RECEIVED OF _____

FOR _____

BOOK 7004 PAGE 567

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

9500.00- CAMT
26.00 CSTAX
.50 PRFE
6.00 WDE
CHECK 38.43-
2083A10/09/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 9 9 5

IDENTIFICATION/REFERENCE

Oct 9 10 05 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 304654