51-7-50

CASH DEED FOR TENNESSEE

This instrument was prepared by the Department of Housing and Urban Development.

THIS INDENTURE, made and entered into this 30th day of August, 1988, by and between Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and JAMES I. BALLARD, JR. and VANESSA R. BALLARD, their heirs and assigns, party(ies) of the second part,

BOOK 7642 PAGE 415

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 at a point in the westerly margin of Gibson Drive at the Southwest corner of the property conveyed to Ellston W. Youngblood and wife, by deed of record in Book 1880, Page 197, said Register's Office, and running thence with Youngblood's southerly line 136 feet, more or less, to a point in the easterly line of the property conveyed to Eddie C. Hall and wife, by deed of record in Book 1758, Page 195, said Register's Office, said Youngblood's southwest corner; thence with Hall's easterly line South 12° 29' West 125 feet to a point which is 438.3 feet North, as measured along said Hall's easterly line, form the centerline of Due West Avenue; thence easterly 125 feet, more or less, to a point in the westerly margin of Gibson Drive; thence with the margin of the same, North 16° 22' East 125 feet to the beginning.

NEW OWNERS:

JAMES I. BALLARD, JR.
AND
VANESSA R. BALLARD
1114 Gibson Dr.
Madison, TN 37115

TAX BILLS:

GMAC Mortgage Corporation
P.O. Box 780
Waterloo Iowa 50704

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 March 2, 1988 and recorded in Book 7504, Page 947, 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, resirictions, 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 CPO Office Housing Management, HUD 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:

Joan A. Gramberg

Julia Myers

Secretary of Housing and Urban Development

By: David Kuckkahn, Chief Property Officer, *(SEAL)*
Office Housing Management
HUD 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 CPO Office Housing Management, HUD Office, Nashville, Tennessee, and the person who executed the foregoing instrument bearing date August 30, 1988, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed as CPO Office Housing Mgmt. for and on behalf of Samuel J. Pierce, Jr. Secretary of Housing and Urban Development.

Witness my hand and official seal this 30th day of August, 1988

Gayle Gregory
Notary Public

GAYLE GREGORY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(SEAL)

My Commission Expires: 11/12/89

Replaces FHA-1879, which is obsolete.

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

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ACTUAL VALUE OR CONSIDERATION FOR TRANSFER, WHICHEVER IS GREATER, IS $ 48,000.00

Vanessa R. Ballard

Sworn to and subscribed before me this 8th day of August, 1988.

NOTARY PUBLIC

My Commission Expires: May 8, 1991

64132

IDENTIFICATION REFERENCE

SEP 1 2 26 PM '88

KEITH Z. WILSON REGISTER
DAVIDSON COUNTY, TN

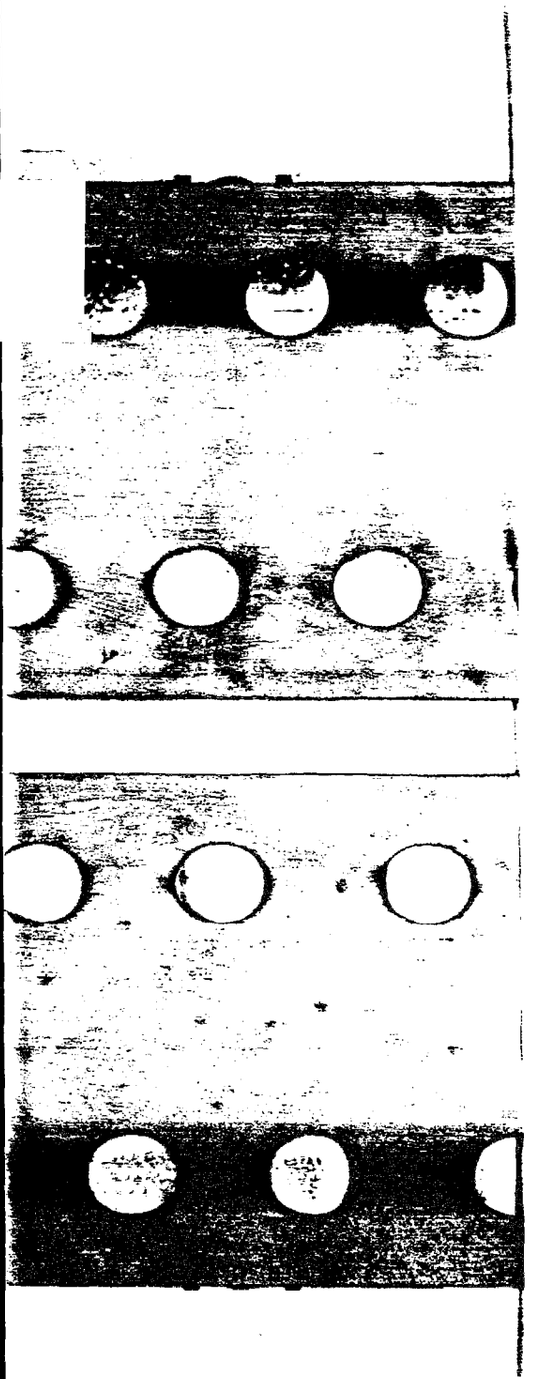
Mail To:

WILLIAM T. HILL
ATTORNEY AT LAW

211 THIRD AVENUE, NORTH
P.O. BOX 2643
NASHVILLE, TENNESSEE 37219

(615) 256-1577

3110 09/01 0101 03CHECK 164.90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7642 PAGE 417

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CASH	48000.00
CON TX	158.40
PRFEE	0.50
WDEED	6.00
TOTAL	164.90
CHECK	164.90

09/01/88 01 14:26 0001 3110

6 4 1 3 2

IDENTIFICATION REFERENCE

SEP 1 2 26 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 130193