CASH DEED FOR TENNESSEE Brentwood, TN 37027

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

FILE BOX 3

THIS INDENTURE, made and entered into this 27 day of February, 1989, by and between Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., party of he first part, and Fernando P. Garcia, Unmarried, heirs and assigns, party(ies. of the second part,

BOOK 7787 PAGE 318

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 Number 37-A, Zone Lot Division of lots 31, 35, 36, 37 and 38, Meadows of Tulip Grove, Section Two, of record in Plat Book 6250 at page 999, amending Plat Book 6250, page 754, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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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 and recorded in Book 7661, Page 71, 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 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.

Jack Kemp
Secretary of Housing and Urban Development

Signed, sealed and delivered in the presence of:

Julia Moss

Sheri Harvey

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss

Before me, B. C. Smith, Jr., 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 Nashville Office, Nashville Tennessee, and the person who executed the foregoing instrument bearing date FEB 27, 1989, 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 Jack Kemp Secretary of Housing and Urban Development.

Witness my hand and official seal this 27 day of February, 1989

B. C. Smith, Jr.
Notary Public

(SEAL)

My Commission Expires: Jan. 21, 1990

Replaces FHA-1879, which is obsolete.

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

ADDRESS OF NEW OWNER:

Fernando P. Garcia
809 Netherlands Drive
Hermitage, Tn 37076

SEND TAX BILLS TO:

Guaranty Trust Company
P.O. Box 1218
Murfreesboro, TN 37133-1218

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Map & Parcel Nos. - 75-16 parcel 16

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transaction is $44,650.00

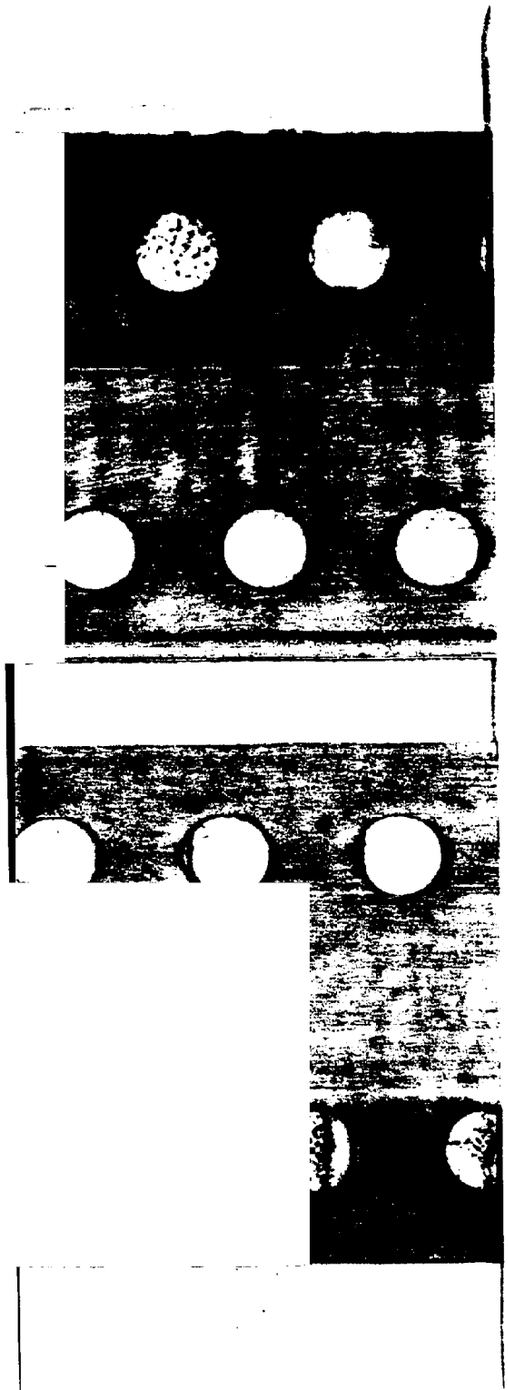
Affiant

Subscribed and sworn to before me on FEB 27, 1989

My Commission expires: 5/20/91

Notary Public

FILE BOX 3



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

RECEIVED OF _____

FOR _____

BOOK 7787 PAGE 320

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
				CAMT 44650.00
				CON TX 147.18
				PRFEE 0.50
				WDEED 6.00
				TOTAL 153.68
				CHECK 153.68
03/07/89		01		08:25 0001 3213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14348

IDENTIFICATION REFERENCE

MAR 7 8 23 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 187781