FHA CASE

BOX 10

CASH DEED FOR TENNESSEE

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

THIS INDENTURE, made and entered into this 1st day of May, 19 89, by and between Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Capital Redevelopment, Inc., its heirs and assigns, party(ies) of the second part,

BOOK 7834 PAGE 625

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 Davidson County, Tennessee, being part of Lot No. 20 and part of Lot No. 21, on the plan of the A. V. S. Lindsley 29 acre tract, of record in Plat Book 57 at page 66, Register's Office for Davidson County, Tennessee.

Being the West 44 feet of Not No. 21 and the East 3 feet of Lot No. 20 fronting together 47.0 feet on the North side of Woodland Street and running back northwardly between parallel lines 150.0 feet to an alley.

This conveyance is made subject to the matters set forth in the above referenced plan of record, and to the covenants referenced on the reverse.

3515 05/05 0101 03CHECK 95.50

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MAY 5 1 08 PM '89
RECORDED

3071

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 December 13, 1988 and recorded in Book 7742, Page 5, 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, its 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.

Signed, sealed and delivered in the presence of:

Gloria Smith

Sheri Harvey

Jack F. Kemp
Secretary of Housing and Urban Development

By: William Pavelchik (SEAL)
William Pavelchik Acting Director
HUD Nashville Office Housing Management Div.
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 William Pavelchik who is personally well known to me and known to me to be the duly appointed Acting Director Office Housing Management Div, HUD Nashville Office, Nashville Tennessee, and the person who executed the foregoing instrument bearing date May 1, 1989, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed as Act. Dir. Office Housing Mgmt. Div, for and on behalf of Jack F. Kemp Secretary of Housing and Urban Development.

Witness my hand and official seal this 1st day of May, 1989

CORALEE CLEMENTS NOTARY PUBLIC AT LARGE

Notary Public

(SEAL)
My Commission Expires: 7/13/92

HUD-91879 (5-83)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 27,000.00 .

Affiant

Subscribed and sworn to before me, this the 1st day of May , 1989 .

Notary Public

My commission expires: 7-13-91

ADDRESS NEW OWNER(S):
Capital Redevelopment, Inc.
P. O. Box 120413
Nashville, TN 37212

SEND TAX BILLS TO/AND MORTGAGEE IS:
Same/None

MAP-PARCEL NUMBERS:
23W 06994
083-09-0-396.00

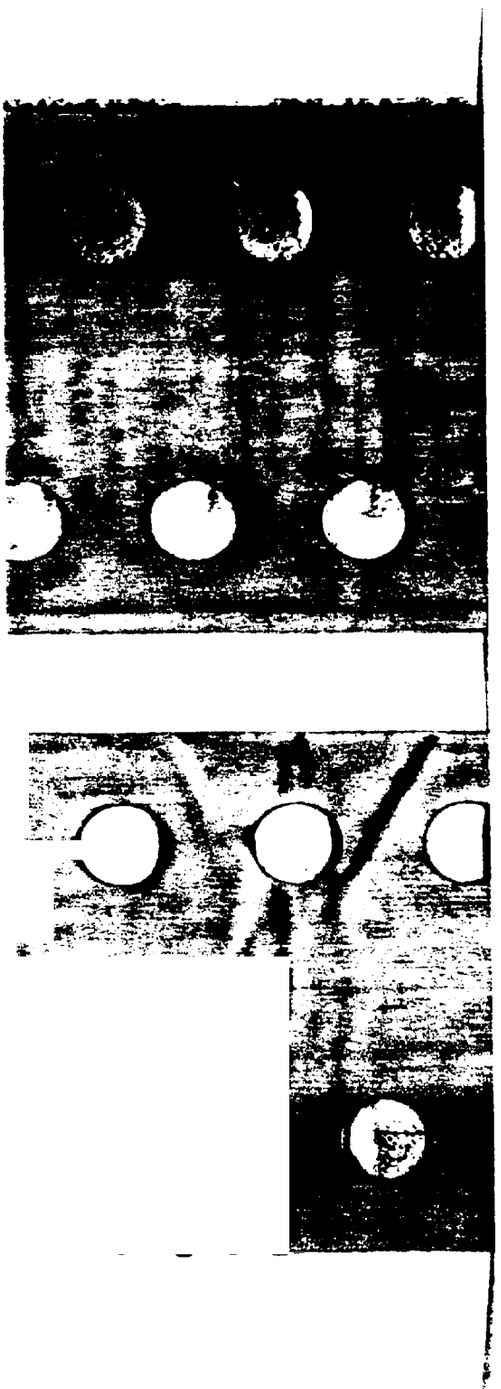
COVENANTS

A. The grantee, his heirs, successors and assigns, will undertake any rehabilitation work on this property herein described in accordance with the recommended approaches in The Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (National Park Service 1983); (Standards) and will submit final plans and specifications for such rehabilitation to the Tennessee Historical Commission for review and certification that the proposed rehabilitation work meets the Standards.

B. With respect to the architecturally and/or historically significant features of the exterior of this property, no alterations, no physical or structural change and no change in the color or surfacing shall be made, changed or altered without approval by the Tennessee Historical Commission. Ordinary and necessary repairs and maintenance not materially affecting said features shall not be considered alterations. Demolition of the structure without prior review and written comment of the Tennessee Historical Commission is prohibited.

C. The Tennessee Historical Commission may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the grantee, his heirs or assigns.

D. In the event the structure is sold to a public entity within the State of Tennessee, that entity shall be responsible for carrying out the foregoing restrictions in consultation with the Tennessee Historical Commission.



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

RECEIVED OF _____

FOR _____

BOOK 7834 PAGE 627

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 27000.00
CON TX 89.10
PRFEE 0.50
WDEED 6.00
TOTAL 95.60
CHECK 95.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/05/89 01 13:09 0001 3573

3079.1

IDENTIFICATION REFERENCE

MAY 5 1 08 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 207032