H11206 Prepared by: SOUTHEAST TITLE
7003 Chadwick Drive, Suite 100
Brentwood, TN 37027

Old FHA Case# 483-1169957

CASH DEED FOR TENNESSEE

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

FILE BOX 30

THIS INDENTURE, made and entered into this 16 day of November, 19 89, by and between Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., party of he first part, and Nancy C. Watkins and Edward L. Swinger, both being unmarried, heirs and assigns, party(ies of the second part,

BOOK 7988 PAGE 782

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 40-A, Zone Lot Division of Lot 40 of the Resubdivision of Lot 40 of North Nashville Real Estate Company's Plan of Lots, of record in Plat Book 21 at page 105 and as amended in Book 6200 at page 424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. BK

83755

IDENTIF. REFERENCE

Nov 21 12 09 PM '89

DAVIDSON COUNTY TN.

6407 11/21 0101 03CHECK 85.21

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 7863, Page 12, 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 Director 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:

Gloria Smith

Richard J. Roach

By: William J. Miles *(SEAL)*

William J. Miles, Director Office Housing Management
HUD 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 William J. Miles, who is personally well known to me and known to me to be the duly appointed Director Office Housing Management HUD Nashville Office, Nashville Tennessee, and the person who executed the foregoing instrument bearing date NOV 16, 1989, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed as Director Office Housing Mgmt., for and on behalf of Jack Kemp Secretary of Housing and Urban Development.

Witness my hand and official seal this 16 day of November, 1989.

B. C. Smith, Jr.
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(SEAL)

My Commission Expires: January 21, 1990

Replaces FHA-1879, which is obsolete.

HUD-01879 (5-83)
(24 CFR 200.150)

ADDRESS OF NEW OWNER:

Nancy C. Watkins
3040 Runabout Drive
Nashville, TN 37217

SEND TAX BILLS TO:

CTX MORTGAGE COMPANY
P.O. Box 19000
Dallas, TX 75219-9000

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Map & Parcel Nos. 82-9-19

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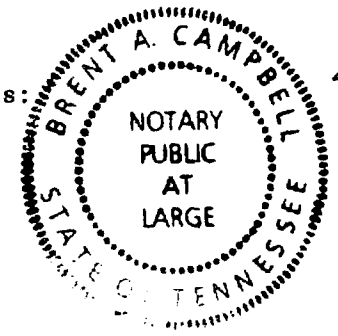
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transaction is $23,750.00

Affiant

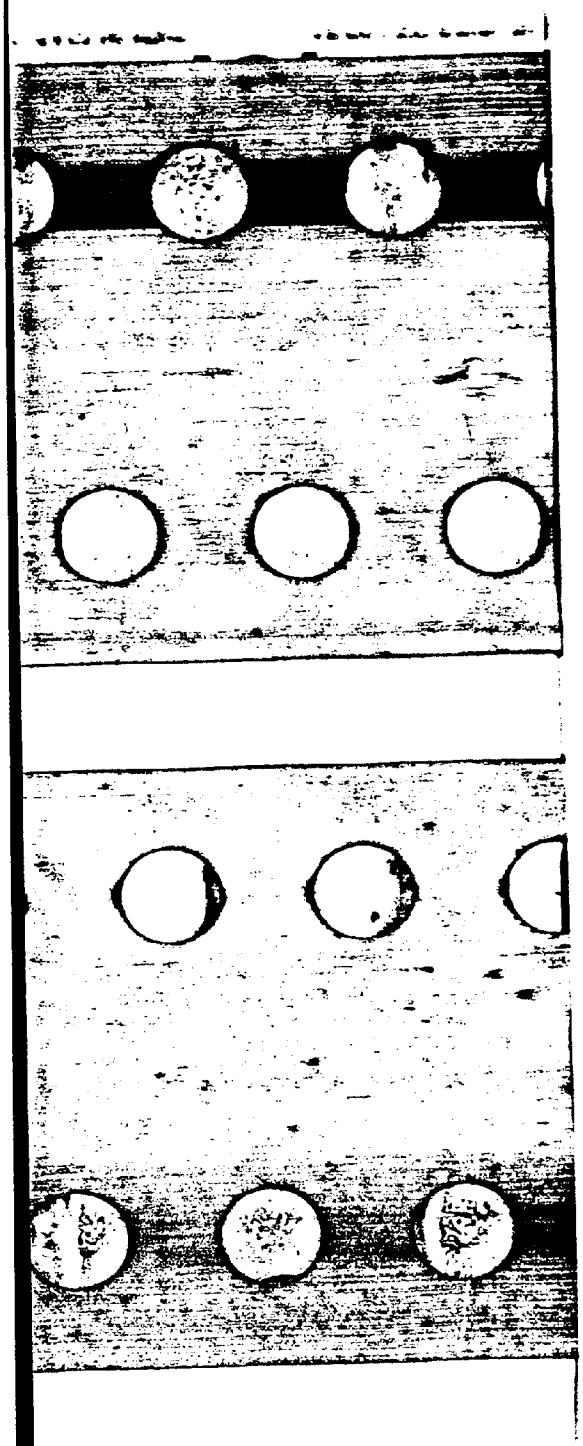
Subscribed and sworn to before me on NOV 16, 1989

My Commission expires:



Notary Public

My Commission Expires Jan. 21, 1990



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7988 PAGE 784

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	23750.00
CON TX	78.21
PRFEE	1.00
WDEED	6.00
TOTAL	85.21
CHECK	85.21

11/21/89 01 12:07 0001 6407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83755

IDENTIF. REFERENCE

Nov 21 12 09 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 269214