OLD FHA CASE 483-151732-703

CASH DEED FOR TENNESSEE
6069 So. Mt. Juliet Rd. *This instrument was prepared by:*
Hermitage, TN 37076 *DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT*

THIS INDENTURE, made and entered into this 3rd day of February, 1994 by and between Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Henry frank Sadler and Rhonda D. Sadler 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 Lying and being in the 4th Civil District of Davidson county, Tennessee; being all of the property described in Deed Book 6450, Page 120, Register's Office, Davidson County, Tennessee; and further described according to a survey by Campbell Surveying Co., Inc. dated November 21, 1988, as follows:

Beginning at an iron pin in the westerly margin of South Mt. Juliet Road, said pin being located 1895 feet more or less north of the Center line of Couchville Pike; thence N84 deg. W along a wire fence, 606.17 feet to a iron pin; thence S 6 deg. 21 min. W, 296.17 feet to an iron pin; thence N 81 deg. 30 min. W, 1384.2 feet to a point; thence N 47 deg. 22 min. E, 123.88 feet to a point; thence N 56 deg. 58 min. E, 207.21 feet to a point; thence N 14 deg. 34 min. E, 63.3 feet to a point; thence S 84 deg. E, 1745.44 feet to a point in the westerly margin of South Mt. Juliet Road, thence in a southerly direction along the western margin of the said South Mt. Juliet Road, 50.47 feet to an iron pin, the point of beginning and containing 9.82 acres, more or less.

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 3, 1993 and recorded in Book 8743 page 527, 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 way appertaining unto the said party(ies) of the second part, his/her 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 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 claims 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 of Housing Management Division, 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:

Ronald L. Buchanan

Ara Terrell

Henry G. Cisneros,
Secretary of Housing and Urban Development

BY: William J. Miles

William J. Miles, Director
Housing Management Division, HUD Office, Nashville, Tennessee

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Before me, the undersigned, 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 of Housing Management Division, HUD Nashville Office, Nashville, Tennessee, and the person who executed the foregoing instrument bearing the date February 3, 1994, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed as Director of Housing Management Division, for an on behalf of Henry G. Cisneros, Secretary of Housing and Urban Development.

Witness my hand and official seal this 3rd day of Feruary, 1994.

Mary L Maxwell

(SEAL)
My Commission Expires: 11-26-94

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Rita Abernathy
Affiant

Subscribed and sworn to before me, this 3rd day of February, 1994.

Mary L Maxwell

(SEAL)
My Commission Expires: 11-26-94

16199

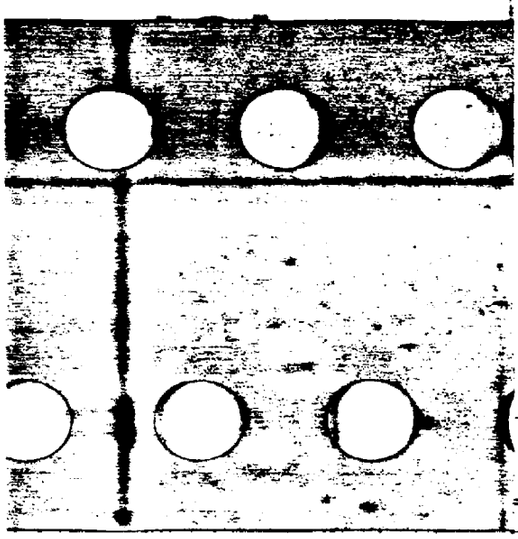
IDENTIF. REFERENCE

94 FEB -8 PM 5:56

Address of New Owner	*Send Tax Bills to*	*Map-Parcel*
910 Kelly June Drive	*to/and Mortgagee is:*	*138-115*
Mt. Juliet, TN 37122	*Same*	

Replaces FHA-1879, which is obsolete. *HUD-91879 (5-83)*
(24 CFR 200.150)

02/08 0101 03CHECK 323.50



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

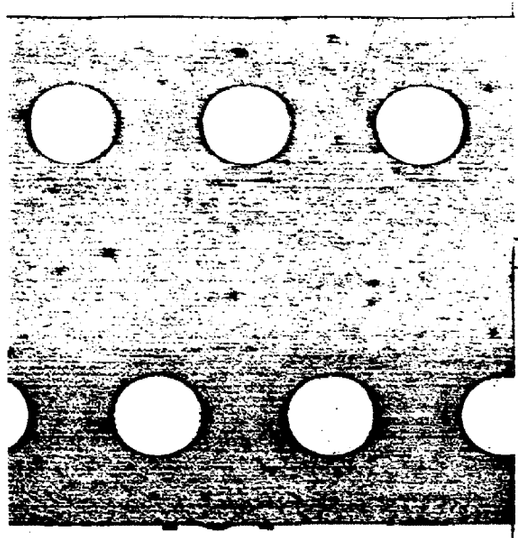
RECEIVED OF _____

FOR _____

BOOK 9245 PAGE 127

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
				CAMT 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.50
				CHECK 323.50
02/08/94	01			12:55 0001 3871



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16199
IDENTIF. # REFERENCE

94 FEB -8 PM 12:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 754625