OLD FHA CASE 483-124971-703

CASH DEED FOR TENNESSEE
4908 Kentucky Avenue
Nashville, TN 37209

This instrument was prepared by:
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

THIS INDENTURE, made and entered into this 25th day of August 1994, by and between Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Stephen Tracy Nickens and Teresa Karen Nickens 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 in Davidson County, Tennessee, being the west 20 feet of Lot No. 811, all of Lot No. 813, and the east 15 feet of Lot No. 815 of Block 141, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot and parts of said lots adjoin and fronts together 60 feet on the northerly side of Kentucky Avenue and runs back between parallel lines 150 feet to an alley.

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 8th April, 1994 and recorded in Book 9392 page 937, 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:

Ana Terrell

Erin W. Ruckley

Henry G. Cisneros,
Secretary of Housing and Urban
Development

BY: William J. Miles

William J. Miles, Director

Housing Management
Division, HUD Office,
Nashville, Tennessee

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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 25th August 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 and on behalf of Henry G. Cisneros, Secretary of Housing and Urban Development.

Witness my hand and official seal this 25th day of August, 1994.

Bradley C. Finley

(SEAL)
My Commission Expires: 3/21/98

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,500.00

Stephen Tracy Michael
Affiant

Subscribed and sworn to before me, this 25th day of August, 1994.

Bradley C. Finley

(SEAL)
My Commission Expires: 3/21/98

Address of New Owner	Send Tax Bills to	Map-Parcel
4908 Kentucky Ave.	/and Mortgagee is:	91-7-177
Nashville, TN 37209	SAME	

Replaces FHA-1879, which is obsolete.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

94 AUG 30 AM 8:38
ELLA ... REGISTER
DAVIDSON COUNTY, TN.

85947
IDENTIF. & REFERENCE

2193 09/30 9:01 3SCHECK 153.3



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

RECEIVED OF _____

FOR _____

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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



MAMT 40500.00
ERR CD
MAMT 40500.00-
CAMT 40500.00
CON TX 149.35
PRFEE 1.00
WDEED 8.00
CHECK 158.35
CHECK 158.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/94 01 08:38 0001 3108

85947
IDENTIF. ↑ REFERENCE

94 AUG 30 AM 8:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 829499