OLD FHA CASE 483-129413-703

CASH DEED FOR TENNESSEE
301 Willard Drive
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

THIS INDENTURE, made and entered into this 30th day of January, 1997, by and between Andrew Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Todd B. Sanders and Brittney Sturdivant, 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, TN being Lot No. 63 on the Plan of Haywood Acres, Section One, as of record in Book 2900, Page 17, RODC, TN, more particularly described as follows:

BEGINNING at a point in the southerly margin of Willard Drive, the common front corner of Lots Nos. 62 and 63 on said plan; thence southwestwardly 231.8 ft. to a point; thence eastwardly 193.8 ft. to a point in the west margin of Margo Lane; thence northeastwardly along said Margo Lane 196.95 ft. to a point which is the beginning of a curve; thence around said curve 39.27 ft. to the sutherly margin of Willard Drive; thence westwardly 150 ft. to the point of beginning.

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 October 11th, 1996 and recorded in Book 10223, page 674, 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 Chief Property Officer, Single Family Housing 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.

027511;9
IDENTIFICATION REFERENCE
97 FEB 21 PM 1:30
DAVIDSON COUNTY TN

8637 02/21 0101 03CHECK 286.51

Signed, sealed and delivered

in the presence of:

Andrew Cuomo

Secretary of Housing and Urban Development

BY: _____
David P. Kuckkahn, Chief Property Officer
Single Family Housing Division, HUD Office
Nashville, Tennessee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David P. Kuckkahn, who is personally well known to me and known to me to be the duly appointed Chief Property Officer of Single Family Division, HUD Nashville Office, Nashville, Tennessee, and the person who executed the foregoing instrument bearing the date January 30th, 1997, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed as Chief Property Officer of Single Family Housing Division, for and on behalf of Andrew Cuomo, Secretary of Housing and Urban Development.

Witness my hand and official seal this 30th day of January, 1997.

_____
Notary Public

REBECCA R WAYNICK NOTARY PUBLIC AT LARGE WILSON CO TENN

(SEAL)
My Commission Expires: 8-3-1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 75,001.00.

_____
Affiant

Subscribed and sworn to before me, this 30th day of January, 1997.

_____
Notary Public

REBECCA R WAYNICK NOTARY PUBLIC AT LARGE WILSON CO TENN

(SEAL)
My Commission Expires: 8-3-1999

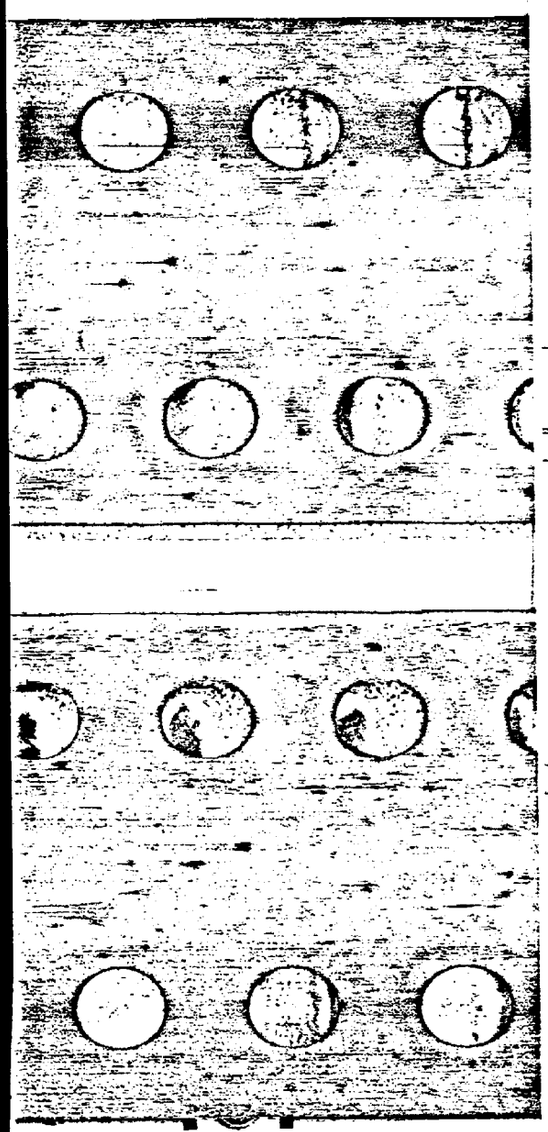
Address of New Owner:
301 Willard Drive
Nashville, TN 37211

Send Tax Bills to /and Mortgagee is:
America's Wholesale Lender
750 Old Hickory Blvd #286
Brentwood, TN 37027

Map-Parcel
148-5-150

Replaces FHA-=1879, which is obsolete.

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10355 PG 916

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 75001.00	
			CON TX 277.51	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 286.51	
			CHECK 286.51	
02/21/97	01		13:44 0001 8637	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0275149 IDENTIF. & REFERENCE

97 FEB 21 PM 1:39

DAVIDSON COUNTY, TN.

No. 1119076