Davidson County DEEDWARR
Recvd: 09/05/01 16:21 2pgs
Fees:13.00 Taxes:318.20
20010905-0096262

CASH DEED FOR TENNESSEE
1311 McAlpine Ave.
Nashville, Tennessee 37216

OLD FHA CASE 483-257570

THIS INSTRUMENT PREPARED BY:
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

THIS INDENTURE, made and entered into this 31st day of August, 2001, by and between Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Joe W. Keeler Jr. and wife, Kelley D. Keeler, 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:

Described property located in Davidson County, Tennessee, to wit: Being the south part of the west part of Lot 45 on the Map of Kennedy and Graves Subdivisioin of Blocks C & D, Monte Vista, of record in Book 843, Page 14, said Register's Office.

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 6, 2000, and recorded in Instrument no. 20010105-0001828, Register's Office for Davidson County, 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 Attorney-In-Fact for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of a Limited Power of Attorney executed on May 8, 2001, by Charles E. Gardner, Director, Atlanta Single Family Homeownership Center, of behalf of United States Department of Housing and Urban Development, of record in Inst# 20010605-0057995, Register's Office for Davidson County, Tennessee.

Signed, sealed and delivered
in the presence of:

Secretary of Housing and Urban Development of Washington D.C., and/or his/her successors and/or assigns

By: _____
_____, Authorized Signature / Attorney-In-Fact for United States Department of Housing and Urban Development, an agency of the United States of America

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mike Evangelista, who is personally well known to me and known to me to be the duly appointed Attorney-In-Fact, and the person who executed the foregoing instrument bearing the date August 31, 2001, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed as Attorney-In-Fact for the Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Department of Housing and Urban Development, an agency of the United States of America.

Witness my hand and official seal this 28th day of August, 2001.

Barbara A. Bandoli
NOTARY PUBLIC

My commission expires: _____

BARBARA A. BANDOLI
Commission # 1210271
Notary Public — California
Orange County
My Comm. Expires Nov 8, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

Kelley D. Keller
AFFIANT

Subscribed and sworn before me, this 31st day of August, 2001.

Rebecca R. Thompson
NOTARY PUBLIC

REBECCA R. THOMPSON
NOTARY PUBLIC AT LARGE
WILSON CO., TENN.
My Commission Expires September 13, 2003

My commission expires: _____

NEW OWNER(S):
Joe W. Keeler Jr. and wife, Kelley D. Keller
1311 McAlpine Ave.
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
MORTGAGE INVESTORS GROUP
8320 East Walker Springs Lane #200
Knoxville, TN 37923

MAP 61
GROUP 16
PARCEL 101

Replaces FHA-1879, which is obsolete.

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