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Davidson County DEEDWARR
Recvd: 02/20/02 14:33 2pgs
Fees:13.00 Taxes:236.80

20020220-0021758

OLD FHA CASE 483-237335

CASH DEED FOR TENNESSEE
148 Two Mile Pk
Goodlettsville, Tennessee 37072

THIS INSTRUMENT PREPARED BY:
DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT

THIS INDENTURE, made and entered into this 18th day of February, 2002, by and between Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and RICHARD LLOYD PHILLIPS, his 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 the 10th Civil District of Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated May 23, 1988, as follows: BEGINNING at an iron pin set in the easterly margin of Two Mile Pike, the most southwest corner of this lot, and being the most northwest corner of Thomas L. Ingram property of record in Deed Book 6024, page 147, Register's Office said Davidson County, Tennessee; thence with the margin of said Two Mile Pike N. 20 deg. 00 min. 00 sec. W. 75.00 feet to an iron pin set in the margin of said Pike, and being a corner to Aubrey Moore Property of record in Deed Book 2930, page 267, Register's Office said Davidson County, Tennessee; thence leaving said Pike and with the line of said Moore N. 71 deg. 33 min. 57 sec. E 301.00 feet to an iron pin set, corner to said Moore in the westerly right-of-way of L&N Railroad; thence with said Railroad S. 13 deg. 07 min. 00 sec. E. 75.00 feet to an iron pin set in the margin of said Railroad and being the most northeast corner of said Ingram; thence, with the line of said Ingram S. 71 deg. 30 min. 29 sec. W. 292.00 feet to the beginning, containing 0.51 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 May 1, 2001, and recorded in Instrument No. 20011103-0120283, 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 Instrument No. 20010605-0057995, Register's Office for Davidson County, Tennessee.

Signed, sealed and delivered
in the presence of:

Dana Egelon

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 February 18, 2002, 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 11th day of February, 2002.

Barbara A. Bandoli
NOTARY PUBLIC

My commission expires: _____

BARBARA A. BANDOLI
Commission # 1210271
Notary Public — California
Orange County
My Comm. Expires Feb 9, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $64,000.00.

_____
AFFIANT

Subscribed and sworn before me this 18th day of February, 2002.

TINA HELSLEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires June 28, 2004

_____
NOTARY PUBLIC

My commission expires: _____

NEW OWNER(S):
RICHARD LLOYD PHILLIPS
155 Guill Lane
Cottontown, TN 36947

SEND TAX BILL TO:
Owner

MORTGAGEE:
Cash

MAP 026-11-0
GROUP
PARCEL 117.00

Replaces FHA-1879, which is obsolete.

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