Davidson County DEEDWARR
Recvd: 04/16/02 11:29 2pgs
Fees:13.00 Taxes:179.82
20020416-0046963

4

CASH DEED FOR TENNESSEE
420 Walton Lane #16D
Madison, Tennessee 37115

OLD FHA CASE 483-265671

THIS INSTRUMENT PREPARED BY:
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

THIS INDENTURE, made and entered into this 11th day of April, 2002, by and between Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and RALPH DOUGLAS BAIN and wife, PATRICIA H. BAIN, 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:

> Being Unit Number D16 as shown on the Plat of Quail Creek of record in Book 6328, pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elelments of The Quail Creek Homeowners' Association, all as described in Book 6328, page 44, et seq., 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 November 2, 2001, and recorded in Instrument No. 200201240009872, 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 January 25, 2002, by Charles E. Gardner, Director, Atlanta Single Family Homeownership Center, of behalf of United States Department of Housing and Urban Development, of record in Instr. # 20020320-0034561, Register's Office for Davidson County, Tennessee.

Signed, sealed and delivered in the presence of:

Ise Blancas

Debra Egelin

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

By: Jan Prusinowski

, 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 JAN PRUSINOWSKI, 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 April 11, 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 10th day of April, 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 $48,600.00.

Ralph Douglas Bain
AFFIANT

Subscribed and sworn before me, this 11th day of April, 2002.

Tina Helsley
NOTARY PUBLIC

My commission expires:

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

NEW OWNER(S):
RALPH DOUGLAS BAIN and wife, PATRICIA H. BAIN
7408 Bidwell Road
Joelton, TN 37080

SEND TAX BILL TO:
Owner

MORTGAGEE:
Cash

MAP 051-15-0
GROUP A
PARCEL 016.00 CO

Replaces FHA-1879, which is obsolete.

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