This Instrument Prepared By and Returned To:
Accurate Title & Escrow, Inc.
175 East Main Street, Ste B
Hendersonville, Tn 37075

| Address New Owners: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Darrell Gant<br>1419A Monetta Ave<br>Nashville, Tn 37208 | SAME | 72-11/174.00 |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **David B Abercrombie and Hannah A Abercrombie** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Darrell Gant and Francine Gant** , their heirs and assigns, in and to the following tract of land in **Davidson** County, Tennessee, described as follows, to-wit:

See Attached "Exhibit A"

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 1419A Monetta Ave, Nashville, Tn 37208

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Being the same property conveyed to David B Abercrombie & wife Hannah A Abercrombie by Deed of Record in Book 7705 pg. 137.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31 day of May, 2002.

David B Abercrombie

Hannah A Abercrombie

Davidson County DEEDQC
Recvd: 06/19/02 08:09 3pgs
Fees:17.00 Taxes:0.00
20020619-0073909

STATE OF TENNESSEE)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David B Abercrombie and Hannah A Abercrombie**, with whom I am personally acquainted and who acknowledged that she executed the within instrument , as her free act and deed .

Witness my hand and official seal this the 31 day of May ,2002.

NOTARY PUBLIC

My Commission Expires: 12-5-2005

STATE OF TENNESSEE)
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is **NONE**.

Tony Sheets
(Affiant)

Subscribed and sworn to before me, this 31, day of May ,2002.

NOTARY PUBLIC

My Commission Expires: 12-5-2005

72-11 /174.00

1419 2nd Avenue N.

**CASH DEED FOR TENNESSEE**

This instrument was prepared by the Department of Housing and Urban Development.

THIS INDENTURE, made and entered into this 17 day of November, 19 88, by and between Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and David B. Abercrombie and wife, Hannah A. Abercrombie, 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:

BOOK 7708 PAGE 137

LAND in Davidson County, Tennessee, being Lot No. 20A Zone Lot Division of Lot 20 of the resubdivision of Lot 20 of Montgomery Heights Subdivision as of record in Book 6250, page 580, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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 3/22/88 and recorded in Book 7561, Page 793, 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 wise appertaining unto the said party(ies) of the second part, his 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 a 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 calims 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 CPO Office of Housing Managemer HUD 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:

Matilda Crocker

Julie Myers

Secretary of Housing and Urban Development

By: David Kuckkahn (SEAL)
DAVID KUCKKAHN, CPO
Office of Housing Mgmnt.
HUD Office, Nashville, Tennessee

STATE OF TENNESSEE )
) ss
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Kuckkahn, who is personally well known to me and known to me to be the duly appointed CPO Office of Housing Mgmnt., HUD Office, Nashville, Tennessee, and the person who executed the foregoing instrument bearing date 11-17-88, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed as CPO Office of Housing Mgmnt., for and on behalf of Samuel J. Pierce, Jr. Secretary of Housing and Urban Development.

Witness my hand and official seal this 17 day of November, 19 88

NOTARY PUBLIC (SEAL) DAVIDSON COUNTY, TENN.

Robert A. Ames
Notary Public

My Commission Expires: 1-9-91

Replaces FHA-1879, which is obsolete.

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

P.A. Print Region : Print Time: 6/19/02 8:02:39 AM Instr. No: 198811217708137