# CASH DEED FOR TENNESSEE

FHA Case No. 483-267678

This instrument was prepared by the Department of Housing and Urban Development
**Return to:** Fearnley & Califf, PLLC - HUD
211 Donelson Pike - Suite 2
Nashville, TN 37214

**This Indenture,** made and entered into the 24th of July , 2002 by and between **MEL MARTINEZ,** Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and JAMES LEE
his/her/their/its 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 locatedin Davidson County, Tennessee, to wit:

Lot Number 376, on the plan of Section 3, Haynes Manor, of record in Book 4175, Page 11, Register's Office for said county, to which plat reference is hereby made for a more particular description of said property.

Davidson County DEEDWARR
Recvd: 08/26/02 08:23 3pgs
Fees:18.00 Taxes:312.65
20020826-0102525

**Property Address:** 3828 Augusta Drive Nashville TN 37207
**Owner's Name:** JAMES LEE
**Owner's Address:** 3184 Gwynnwood Drive Nashville, TN 37207
**Mail Tax Bill to:** Accurate Home Loans, Inc. ,15030 Avenue of Science,Ste.100;San Diego,Ca 92128
**Parcel No.:** 059-10-0 154.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 30,2002

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated 11-27-2001 recorded at 20020412-0045600 at the Register's Office of Davidson County, Tennessee.

**To Have and to Hold** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, his/her/their 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 is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him but no further or otherwise.

**In Witness Whereof** the undersigned has set his hand and seal as **Attorney In Fact,** HUD Office, Memphis, Tennessee, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virute of the Federal Register, Volume 35, Page 16106 (10/14/70), as amended.

Signed, sealed and delivered in the presence of:

Joe Blaucar

Kathy Ada

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

By: Jan Quinnan
Authorized Signatory

Nashville, Tennessee

State of Illinois )
County of Cook )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared , who is personally well known to me and known to me to be the duly appointed **Attorney in Fact,** HUD Office, Nashville, Tennessee, and the person who executed the foregoing instrument bearing date , by virtue of the above cited authority and acknowledge the foregoing instrument to be his/her free act and deed as **Attorney in Fact** for and on behalf of **Andrew M. Cuomo**, Secretary of Housing and Urban development.

Witness my hand and official seal this 30th day of July, 2002

My Commission Expires:
My Commission Expires JAN. 26, 2005

Judy K. Gower (Seal)
Notary Public

**** I, ~~or we~~ hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 84,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of July 2002

My Commission Expires:
My Commission Expires JAN. 26, 2005

Judy K. Gower (Seal)
Notary Public

JUDY K. GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Previous Editions are Obsolete

HUD-91879 (4085 Edition)
(24 CFR 200.150)

STATE OF CALIFORNIA )
COUNTY OF ORANGE )

On July 25, 2002, before me, Barbara A. Bandoli, personally appeared JAN PRUSINOWSKI, personally know to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as the AUTHORIZED AGENT of the Secretary of Housing and Urban Development and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Barbara A. Bandoli

BARBARA A. BANDOLI
Commission # 12 2271
Notary Public — California
Orange County
My Comm. Expires Feb 9, 2003