Davidson County DEEDWARR
Recvd: 10/08/02 08:42 4pgs
Fees:23.00 Taxes:136.16
20021008-0122249

CASH DEED FOR TENNESSEE

FHA Case No. 483-256489

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 13th of September, 2002 by and between **MEL MARTINEZ,** Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and John G.Christiansen and wife Rhonda D. Christiansen 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:

*** See Exhibit A ***

Property Address: 95 Ensley Ave Old Hickory TN 37138
Owner's Name: John G.Christiansen and wife Rhonda D. Christiansen
Owner's Address: 8100 Ridgewood Dr. Goodlettsville,Tn.37072
Mail Tax Bill to: Same as Owner's Address
Parcel No.: 44-05-68.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 13, 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 04-10-2002 recorded at 20020606-0069246 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:

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

By: _____
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 day of ,

My Commission Expires:
_____

_____(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 $*36,800.00, 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 13TH day of SEPTEMBER 2002

My Commission Expires:
7-30-06

_____(Seal)
Notary Public

JOSHUA R. HOPKINS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Previous Editions are Obsolete

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

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On September 6th 2002, before me, Melinda Yang, personally appeared MITZE MCCURRY, personally know to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as the AUTHORIZED AGENT of the Secretary of Housing and Urban Development and that by his 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.

Melinda Yang

MELINDA YANG
Comm. # 1349478
NOTARY PUBLIC - CALIFORNIA
Orange County
My Comm. Expires April 5, 2006

Exhibit A

Being Lot Number 138 and the Northerly part of Lot Number 139 and a part of an unnumbered tract lying in the rear of said Lots on Map of Rayon City of record in Book 843, Page 13, Register's Office for said County, and described according to a copy of a survey thereof made by Harvey Gea, Surveyor, dated March 2, 1949, as follows: Beginning at an iron pin in the Westerly margin of Davis Avenue, 5 feet North of the corner of Lots Numbers 138 and 139; thence with the margin of said Davis Avenue; Northerly 105 feet to an iron pin at the corner of Lot Number 137 and Lot Number 138; thence with the line between said Lots with the said line if extended South 53 degrees 44 West 160.5 feet to an iron pin in a fence; then along the said fence, South 10 degrees East 79.5 feet to an iron pin; thence North 63 degrees 40 minutes East 48 feet to a point; thence North 2 degrees 10 minutes East 8 feet to a fence post, said point likewise being 8 feet (prior deed incorrectly stating 85 feet) North of the line of Lot Number 139 if extended Westerly; thence North 65 degrees 37 minutes East 99 feet to the point of beginning. Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

09/10/2002 14:49 #245 P.005/005