Davidson County DEEDWARR
Recvd: 01/06/03 11:15 4pgs
Fees:23.00 Taxes:453.62
20030106-0001777

CASH DEED FOR TENNESSEE

FHA Case No. 483-254570

This instrument was prepared by the Department of Housing and Urban Development
Return to: Fearnley & Califf, PLLC - HUD
211 Donelson Pike - Suite 14
Nashville, TN 37214

This Indenture, made and entered into the 12TH of AUGUST , 2002 by and between **MEL MARTINEZ,** Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and GEARL W. MAYNARD and wife, PATRICIA A. MAYNARD 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: 4473 Cato Rd. Nashville TN 37218
Owner's Name: GEARL W. MAYNARD and wife, PATRICIA A. MAYNARD
Owner's Address: 1436 Electric Avenue Nashville, TN 37216
Mail Tax Bill to: U.S.BANK,NA 4801 FREDERICA ST., Owensboro, KY 42301
Parcel No.: 60-D18

THIS DEED IS NOT TO BE IN EFFECT UNTIL: AUGUST 12, 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 03-19-2002 recorded at 20020502-0053783 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 MITZI MCCURRY, 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 $122,600.00, 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 15TH day of AUGUST 2002

My Commission Expires: 7-30-06

_____(Seal)
Notary Public

JOSHUA H. HAWKINS 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 August 13th 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

Beginning at an iron pin in the southerly margin of Cato Road, said point being George Cochran's northwesterly corner, as of record in Book 7505, Page 613, said point also being the northeasterly corner of the subject tract, thence leaving said margin and with Cochran's westerly line and the westerly line of Map 58, Parcel 200 South 05 degrees 29' 13" West 689.69 feet to an iron pipe, said point being Paul Porter's northeasterly corner, as of record on Book 4185, Page 351; thence with Porter's northerly line North 85 degrees 23'57" West 234.53 feet to an iron pipe, said point being Buena Brown's northeasterly corner, as of record in Book 6127, Page 488; thence with Brown's northerly line North 38 degrees 40'04" West 197.08 feet to a point in Cato Branch, said point being South 38 degrees 40'04" East 17.63 feet from a chiseled hole in the centerline of a bridge over Cato Branch, said point also being in the easterly line of a 25 foot wide strip of land conveyed to Ralph and Hazel Gartman; thence with the easterly line of said 25 foot strip North 06 degrees 30'00" East 498.71 feet to an iron pin in the southerly margin of Cato Road; thence with said margin North 87 degrees 08'07" East 366.86 feet to the point of beginning and containing 5.40 acres, more or less.