Davidson County DEEDWARR
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Fees:18.00 Taxes:288.23

20030805-0110953

# CASH DEED FOR TENNESSEE

FHA Case No. 483-242957

This instrument was prepared by the Department of Housing and Urban Development
**Return to:** Fearnley & Califf, PLLC - HUD
211 Donelson Pike - Suite ~~2~~ 113
Nashville, TN 37214

**This Indenture,** made and entered into the 29th of July, 2003 by and between **MEL MARTINEZ,** Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and JAMES A. PEPLINSKI
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:

Land in Davidson County, Tennessee, being Lot Number 35, on the Plan of Oakwood Terrace, Section One of record in Plat Book 4460, Pages 54 and 55, said Register's Office. Said Lot Number 35, which is a corner lot, fronts 75.00 feet on the broken Northerly margin of Oakwood Terrace and fronts 80.83 feet on the broken Easterly margin of Artelia Drive, said frontages being joine by a curve haveing a length of 39.27 feet, and extends back 100.37 feet on the Northerly line and 108.46 feet on the Easterly line, to point of interesection. Description Reference: The property herein conveyed is subject to restrictive covenants of record in Book 4559, Page 72, said Register's Office, and to the matters set forth in the referenced plan of record.

**Property Address:** 801 Oakwood Terrace Dr Antioch TN 37013
**Owner's Name:** JAMES A. PEPLINSKI
**Owner's Address:** 972 Sundance Drive Freemont, CA 94539
**Mail Tax Bill to:** Owner @ Owner's Address
**Parcel No.:** 148-08-0 065.00

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** July 29, 2003

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 07-11-2002 recorded at 20021122-0145302 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 $*77,900.00, 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 29th day of July 2003

My Commission Expires:
7-30-06

_____(Seal)
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Previous Editions are Obsolete

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

**STATE OF TEXAS** §
**COUNTY OF BEXAR** §

Before me, the undersigned, a Notary Public in and for the State of Texas, personally appeared Bob Kolitz, who is personally known to me and know to me to be the duly appointed Attorney-in-Fact, and to be the person who executed the foregoing instrument bearing the date July 23, 2003, 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 and on behalf of the Secretary of Housing and Urban Development.

Witness my hand and official seal this 23rd day of July, 2003.

My commission expires:

Hsin-Fan Shieh
Notary Public, State of Texas

HSIN-FAN SHIEH
Notary Public, State of Texas
My Commission Expires
May 23, 2007