Davidson County DEEDWARR
Recvd: 08/18/03 13:48 4pgs
Fees:23.00 Taxes:310.80
20030818-0119386

CASH DEED FOR TENNESSEE

FHA Case No. 483-276304

This instrument was prepared by the Department of Housing and Urban Development
Return to: Fearnley & Califf, PLLC - HUD
211 Donelson Pike - Suite ~~14~~ 113
Nashville, TN 37214

This Indenture, made and entered into the 11th of August , 2003 by and between **MEL MARTINEZ,** Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and NICHOLE A. HUEBNER
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 ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION*******

Property Address: 1022 Curdwood Blvd Nashville TN 37216
Owner's Name: NICHOLE A. HUEBNER
Owner's Address: 1011 Glastonbury Rd Nashville, TN 37217
Mail Tax Bill to: Owner @ Property Address
Parcel No.: 061-11-0 181.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 11, 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 09-24-2002 recorded at 20030402-0043161 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 $*84,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nichole L Huebner
Affiant

Subscribed and sworn to before me this 12th day of August 2003

JAMES ANDREW NOTARY PUBLIC AT LARGE SHELBY CO.

My Commission Expires:
5/16/06

_____ (Seal)
Notary Public

Previous Editions are Obsolete

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

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly part of Lot No. 4 and the easterly part of Lot No. 5 on the Plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Plan Book 421, page 178, Register's Office for Davidson County, Tennessee. Said parts of said lots described as follows:
Beginning in the southerly margin of Maplewood Boulevard at a point 67 feet westerly from the northeast corner of said Lot No. 4, and running thence in a westerly direction along the southerly margin of said Maplewood Boulevard, 66 feet to a point; in the southerly margin of Maplewood Boulevard, 67 feet and 4 inches easterly from the northwest corner of said Lot No. 5; thence in a southerly direction parallel with the westerly line of said Lot No. 5, a distance of 256 1/2 feet, more or less, to the northerly margin of McIver Street; thence in an easterly direction along the northerly margin of McIver Street, 66 feet, more or less, to a point in the northerly margin of McIver Srett, 67 feet, more or less, westerly from the southeast corner of said Lot No. 4; thence in a northerly direction parallel with the easterly line of said Lot No. 4, a distance of 260 1/2 feet, more or less, to the point of beginning, in the southerly margin of Maplewood Boulevard. (A portion of said Lot 5 has been sold or an easement granted to Nashville Electric Service.)

Included in the above description but excluded therefrom is the following property conveyed from Walter Oscar Sanders and wife, Clarice France Sanders to Electric Power Board of the City of Nashville, by deed of record in Book 2096, page 111, of record in the Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 90 feet of the Westerly part of Lot No. 4 and the southerly 90 feet of the easterly part of Lot No. 5 on the Map of George Burris Subdivision of Lot No. 81, Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning at a point on the northerly margin of McIver Street, 66.9 feet westerly from the southeast corner of Lot No. 4 on said Map; thence north 90-3/4 deg. east 90 feet; thence westwardly 65.9 feet, more or less, to the eastern boundary line of a part of Lot No. 5 conveyed to Aubrey L. Hunter and wife, by deed from Anna M. Roesch of record in Book 1308, page 381, Register's Office for Davidson County, Tennessee; thence with the eastern boundary line of said Hunter property southwardly 90 feet to the northerly margin of said McIver Street, 67.2 feet easterly from the southwest corner of said Lot No. 5; thence with the northerly margin of said street; eastwardly 65.9 feet to the beginning.

STATE OF TEXAS §
COUNTY OF BEXAR §

Before me, the undersigned, a Notary Public in and for the State of Texas, personally appeared Mark 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 August 4, 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 4th day of August, 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