CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 10/17/03 16:02 4pgs
Fees:23.00 Taxes:133.20
20031017-0154390

FHA Case No. 483-254680

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 15th of October , 2003 by and between **MEL MARTINEZ,** Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and THOMAS V. SWAFFORD and LINDA F. SWAFFORD 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

Property Address: 5110 Bull Run Rd Ashland City TN 37015
Owner's Name: THOMAS V. SWAFFORD and LINDA F. SWAFFORD
Owner's Address: 4047 Mills Road Hermitage, TN 37076
Mail Tax Bill to: Owner @ Property Address
Parcel No.: 57 110.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 15, 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 07-10-2002 recorded at 20030123-0009617 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:

Allyn Johnston

Jessica Perez

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 $*36,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas V Dr
Affiant

Subscribed and sworn to before me this 15th day of October, 2003

My Commission Expires:
5/16/06

_____(Seal)
Notary Public

JAMES ANDREW WILEY
NOTARY PUBLIC AT LARGE
SHELBY CO., 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 Robert 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 10. 10 -03, 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 10 day of Oct, 2003.

Delia L Garcia
Notary Public, State of Texas

My commission expires:

5.27.2006

NOTARY PUBLIC STATE OF TEXAS
DELIA L. GARCIA
Notary Public, State of Texas
My Commission Expires
MAY 27, 2006

Described property located in Davidson County, Tennessee, to wit: Lot Number 1 on the plan of Williams Bull Run Road Subdivision, a recorded in Book 5190, Page 766, Register's Office for Davidson County, Tennessee, descvribed as follows:

Beginning at a concrete monument in the easterly margin of Bull Run Road said point being the southwest corner of the property conveyed to Robert W. Pace etux, by deed of record in Book 3029, Page 519, said Register's Office; thence with Pack's southerly boundary, north 59 degrees 05 minutes 42 seconds, east 535.09 feet to an iron pin; thence south 43 degrees 41 minutes 49 seconds, east 270.0 feet to an iron pin;thence south 65 degres 06 minutes 16 seconds, west 603.56 feet to a point in the easterly margin of Bull Run Road; thence with the easterly margin of said Road, along a curve to the right a distance of 200.24 feet to the point of beginning.