CASH DEED FOR TENNESSEE

FILE BOX 45

FHA Case No. 483-314553

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

This Indenture, made and entered into the 1st of December, 2003 by and between **MEL MARTINEZ,** Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and LELAND D. WATTS 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*****

Davidson County DEEDWARR
Recvd: 12/03/03 13:05 4pgs
Fees:23.00 Taxes:165.95
20031203-0173880

Property Address: 2820 Jones Ave Nashville TN 37207
Owner's Name: LELAND D. WATTS
Owner's Address: 2819 Gallatin Road Nashville TN 37216
Mail Tax Bill to: Owner @ Owner's Address
Parcel No.: 060-16-0 126.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 01, 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 07-16-2003 recorded at 20000301-0020260 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 $*44,850.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa R. White
Affiant

Subscribed and sworn to before me this 1st day of December, 2003

My Commission Expires:
11/29/05

Patricia Nicholls (Seal)
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Previous Editions are Obsolete

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

STATE OF TEXAS §
COUNTY OF BEXAR §

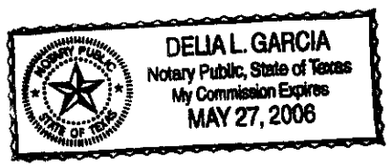
Before me, the undersigned, a Notary Public in and for the State of Texas, personally appeared Mark Kolitz, who is personally known to me and know to me to be the duly appointed Attorney-in-Fact, and to be the person who executed the foregoing instrument bearing the date 11-26-03, by virtue of the above-cited 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 26 day of Nov, 2003.

My commission expires:

5.27.2006

Delia L Garcia
Notary Public, State of Texas



"Exhibit A"

Described property located in Davidson County, Tennessee, to wit:

Lot Number 20-F on the Final Plan of Joywood Heights, Section 3, not of record, and described as follows:

Beginning on the westerly margin of Jones Avenue at a point 70.7 feet north of the northeast corner of Lot Number 21, being the northeast corner of the property conveyed to Thomas Henry Speight, Jr., and wife, by deed from Bobby Gray Angela and wife, of record in Book 3466, Page 397, Register's Office for said County; thence with said Avenue, northwardly 70 feet to southeast corner of the property conveyed to James L. Merritt and wife, by deed from Charles C. Busby, of record in Book 3613, Page 562, said register's Office; thence with the southerly line of said Merritt property, southwestwardly 275 feet to the easterly line of Lot Number 19, the northwest corner of said Speight property; thence with the northerly line of said Speight property; eastwardly 275 feet to the beginning, said lot being triangular in shape.