Davidson County DEEDWARR
Recvd: 01/09/04 14:55 3pgs
Fees:18.00 Taxes:229.40
20040109-0004108

CASH DEED FOR TENNESSEE

FHA Case No. 483-260800

This instrument was prepared by the Department of Housing and Urban Development

Return to: Fearnley and Califf, PLLC - HUD Office, 211 Donelson Pike –Suite 113 Nashville, TN 37214

This Indenture, made and entered into the 6th of January, 2004 by and between **ALPHONSO JACKSON,** Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and THERESA PETTY, and her heirs and assigns, party(ies) of the second part,

Married

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 Davidson, State of Tennessee, to wit:

Lot Number 4B, Zone Lot Division of Lots 3, 4, and 5, Cherry Hills, Section 12, of record in Book 6900, page 4, amending Book 6250, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Property Address:	706 LuAnn Ct. Antioch,TN
Owner's Name:	THERESA PETTY
Owner's Address:	2728 Nonaville Rd. Mt. Juliet,TN 37122
Tax Bill to:	Owner at Property Address
Parcel No.:	150-05-0 389.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 06, 2004

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 08-06-2003 at 20031020-0154894 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.

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:

Ana Dominguez

Allyn Johnston

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 $*62,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Theresa Petty
Affiant

Subscribed and sworn to before me this 6th day of January 2004

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 _12-31-03_____, 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 _ 31 day of __December_, __2003___.

My commission expires:

____ May 27, 2006_____

Delia L. Garcia
Notary Public, State of Texas

