CASH DEED FOR TENNESSEE

FILE BOX 45

FHA Case No. 483-311616

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

This Indenture, made and entered into this 30th day 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
LELAND D. WATTS,
his/her their 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: **2814 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.: **060-16-0 123.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 30, 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 **06-18-2003**, and recorded at Instrument No. **20031118-0168370** in 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.

Previous Editions Are Obsolete

Davidson County DEEDWARR
Recvd: 02/03/04 12:22 4pgs
Fees:23.00 Taxes:202.95
20040203-0013001

HUD-91879 (4-85 Edition)
(24 CFR 200.150)

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/she 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 virtue of the Federal Register, Volume 35, Page 16106 (10/14/70), as amended.

Signed, sealed and delivered in the presence of:

Anna Rodriguez

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns

By: Valli Lynn Walker
Authorized Signatory
Nashville, Tennessee

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 **$54,850.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Connie Hooper
Affiant

Subscribed and sworn to before me this 30th day of January , 2004

My Commission Expires: 11/26/05

Marie Bradford (Seal)
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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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 Valli Lynn Walker, 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 January 22, 2004, 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 22nd day of January, 2004.

Hsin-Fan Shieh
Notary Public, State of Texas

My commission expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot Number 21, on the plan of Joywood Heights, Section 3, not of record, described according to a survey made by George W. Watkins, Surveyor, 8/05/1997 as follows: Beginning on the westerly margin of Jones Avenue, at the southeast corner of the property conveyed to Carlos Meadows and wife, by deed from T.W. Street and wife, of record in Book 2647, Page 396, Register's Office for said County; thereto with said Meadows southern boundary line North 89 degrees 15 minutes West 275.4 feet to the southwest corner of said Meadows property; thence with said Meadows western boundary line, North 12 degrees East 50 feet to the southeast corner of Lot 19 on the unrecorded plan; thence with the southerly line of Lots 19, 18, and 17, North 86 degrees West 345 feet and continuing in the same direction 217 feet to an iron pin in the easterly line of a 2 foot reserve strip; thence with the easterly line of said strip; South 1 degrees 15 minutes West 45.4 feet to an iron pin; thence South 81 degrees 30 minutes East 825 feet to the westerly margin of Jones Avenue; thence with the same, northwardly 50 feet to the beginning.