Box 13
#7190

PICK-UP

Davidson County DEEDWARR
Recvd: 03/08/04 11:15 4pgs
Fees:23.00 Taxes:203.50
20040308-0026103

CASH DEED FOR TENNESSEE

FHA Case No. 483-246508

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 30th of December, 2003 by and between **ALPHONSO JACKSON,** Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and KASEY KELCHNER AND MELINDA KELCHNER husband and wife and her 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 Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Property Address:	2307 Hammond Dr.	Nashville,TN	
Owner's Name:	KASEY KELCHNER AND MELINDA KELCHNER		
Owner's Address:	7441 Polk Dr.	Murfreesboro,TN	37129
Tax Bill to:	Owner at Owner's Address		
Parcel No.:	081-14-0 138.00		

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 30, 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 09-17-2003 at 20031008-0149280 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.

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:

Anna Rodriguez

Lynn Walker

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 30 day of December 2003

My Commission Expires: 5/28/06

_____ (Seal)
Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

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 $*$55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

* $55,000.00

Nicki Jo Clayton
Affiant

Subscribed and sworn to before me this 30 day of December 2003

My Commission Expires: 5/28/06

_____ (Seal)
Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

Previous Editions are Obsolete

HUD-91870 (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 Elizabeth Acosta, 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 _12-30-03_____, 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 _ 30 day of __December_, __2003___.

My commission expires:

____ May 27, 2006_____

Notary Public, State of Texas



"EXHIBIT A"

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

Lot Number 61 on the Revised plan of Fisk Park, as of record in Book 2331, Page 114, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of 24th Avenue north at the corner of Lot Numbers 61 and 62; thence with the line between said lots easterly 75 feet to the corner of Lot Number 60; thence with the line between Lot Numbers 60 and 61, northerly 90.7 feet to the south margin of Hammond Drive; thence with the margin of the same westerly 55 feet to the beginning of a curve; thence around said curve in a southwesterly direction 31.4 feet to the east margin of 24th Avenue north; thence with the margin of the same southerly 70 feet to the point of beginning.