Davidson County DEEDWARR
Recvd: 05/10/04 13:05 4pgs
Fees:23.00 Taxes:240.95
20040510-0053120

CASH DEED FOR TENNESSEE

FHA Case No. 483-256837

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 27 day of April , 2004 , by and between **Alphonso Jackson,** Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and
AMANDA JEAN PARDUE, a Single Woman
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:	**4693 Bull Run Rd, Ashland City, TN 37015**
Owner's Name:	**AMANDA JEAN PARDUE**
Owner's Address:	**1487 Nesbitt Lane, Madison, TN 37115**
Mail Tax Bill to:	Owner @ Property Address
Parcel No.:	**046-00-0 055.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 27, 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 October 8, 2003 , and recorded at Instrument No. 20040225-0021337 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.

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:

Allyn Johnston

Sandra B

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 **$65,121.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amanda Jean Pardue
Affiant

Subscribed and sworn to before me this 27th day of April, 2004

My Commission Expires: 7-30-06

_____(Seal)
Notary Public

NOTARY PUBLIC AT LARGE SUMNER 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 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 4/22/04, 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 April, 2004.

My commission expires:

K Diana
Notary Public, State of Texas

K. DIANA
Notary Public, State of Texas
My Commission Expires
January 23, 2008

" EXHIBIT A "

PART OF LOT NUMBER 2 ON THE PLAN MARKED EXHIBIT "A" OF PART OF THE LANDS OF ELIAS SIMPKINS, DECEASED, AS OF RECORD IN PLAN BOOK 2, PAGE 64, CHANCERY COURT OF NASHVILLE, AND BEING LOT NUMBER 3 ON A SURVEY MADE BY DONALD R. CARVER, JANUARY 20 , 1960, DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF BULL RUN ROAD AT THE COMMON CORNER OF LOT NUMBERS 3 AND 4 ON SAID SURVEY LYING SOSUTH 59 DEGREES 30 MINUTES WEST 222.4 FEEET ALONG SAID MARGIN FROM THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO EMORY E. TAYLOR AND WIFE, BY DEED FROM ELIZABETH WALKER WELCK AND HUSBAN, AS OF RECORD IN BOOK 2700, PAGE 359, REGISTER'S OFFICE FOR SAID COUNTY, THENCE WITH SAID MARGIN, SOUTH 59 DEGREES 30 MINUTES WEST 100 FEET TO THE NORTWEST CORNER OF LOT NUMBER 2 ON SAID SURVEY, THENCE WITH THE LINE BETWEEN SAID LOT NUMBERS 2 AND 3 ON SAID SURVEY, SOUTH 30 DEGREES 30 MINUTES EAST 161 FEET TO THE CENTER OF BULL RUN CREEK, BEING SAID TAYLOR'S NORTHWESTERLY LINE; THENCE WITH THE CENTER OF SAID CREEK AND SAID TAYLOR'S NORTHWESTERLY LINE, NORTHEASTERLY TO THE SOUTHERLY CORNER OF LOT NUMBER 4 ON SAID SURVEY; THENCE WITH THE LINE BETWEEN LOT NUMBERS 3 AND 4 ON SAID SURVEY NORTH 30 DEGREEES 30 MINUTES WEST 175.4 FEET TO THE BEGINNING.