Please Record and Return To:
Forsythe Title and Escrow
113 Shivel Drive
Hendersonville TN 37075

Davidson County DEEDWARR
Recvd: 07/08/04 15:17 4pgs
Fees:23.00 Taxes:192.83
20040708-0081441

CASH DEED FOR TENNESSEE

FHA Case No. 483-254759

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 1st day of July, 2004 , by and between **Alphonso Jackson,** Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **MACK RHEA and PAULA RHEA,**
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:

Lot , Subdivision, as shown on plat of record in Plat Book , Page , in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Address:	**1315 Monetta Ave, Nashville, TN 37216**
Owner's Name:	**MACK RHEA**
	PAULA RHEA
Owner's Address:	**115 Millbrook Rd, Hendersonville, TN 37075**
Mail Tax Bill to:	Owner at Owner Address
Parcel No.:	072-10-0 237.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 1st, 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 March 17th, 2004 and recorded at Instrument No. 20040507-0052286 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:

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

By: _____
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 **$52,115.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, _____

My Commission Expires: _____ Notary Public (Seal)

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

Previous Editions are Obsolete

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

EXHIBIT "A" LEGAL DESCRIPTION

Being a lot or parcel of land in the 11th formerly 18th, Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 20 on the Map of E.B. Rucker's Subdivision of Lotton Property, note of record, described as follows: Beginning at a point in the northerly margin of Monetta Street 200 feet west of the northwest corner of Monetta Street and Scott Avenue, the southwest corner of the property conveyed to Mary L. Jeffries by deed from Ruby Chaffin and Husband, of record in Book 1031, page 599, Register's Office for Davidson County Tennessee; thence Northwardly passing Mary L. Jeffrie's northwest corner, 220 feet, more or less to a point, the southeast corner of the property conveyed to E.B. Rucker by deed from E.P. Trotter and wife, of record in Book 936, page 238, said Register's Office; thence westwardly with Rucker's south line 50 feet more or less, to a point, the northeast corner of the property conveyed to Mrs. Marguerite Elva Frazier by deed from E.B. Rucker and wife of record in Book 667, page 213, said Register's office; thence Southwardly with Mrs. Frazier's easterly line 220 feet, more or less, to a point in the north margin of Monetta Street, the southeast corner of the Frazier lot; thence eastwardly with the north margin of Monetta Street, 50 feet, more or less, to the point of Beginning.

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 6/30/04, 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 30th day of JUNE, 2004.

My commission expires:

Jose G. Delafuente
Notary Public, State of Texas

JOSE G. DELAFUENTE
Notary Public, State of Texas
My Commission Expires
January 23, 2008