CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 07/20/04 12:53 4pgs
Fees:23.00 Taxes:144.30
20040720-0086449

FHA Case No. 483-236543

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 7th 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
BILLIE BYRD, a married 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: **781 Hospital Dr, Madison, TN 37115**
Owner's Name: **BILLIE BYRD**

Owner's Address: **8435 Taliaferro Rd, Eagleville, TN 37060**
Mail Tax Bill to: **Owner at Owner's Address**

Parcel No.: **052-03-0 089.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 7, 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 February 18, 2004 , and recorded at Instrument No. 20040616-0070960 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:

Rose Lyn DeLancia

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 **$39,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Billie Byrd
Affiant

Subscribed and sworn to before me this 7th day of July, 2004

My Commission Expires: 5/16/06

JAMES ANDREW WILEY NOTARY PUBLIC AT LARGE SHELBY CO.

Notary Public (Seal)

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 7/1/04, 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 1st day of JULY, 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

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF A LOT MARKED "B" ON THE MAP OF HOMEACRES, A SUBDIVISION OF RECORD IN BOOK 974, PAGE 39, SAID REGISTER'S OFFICE. BEGINNING IN THE CENTER OF HOSPITAL (FORMERLY SANITARIUM) DRIVE AT A RAILROAD SPIKE 53 FEET EAST OF THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO GEORGE E. GOODNER BY DEED OF RECORD IN BOOK 1341, PAGE 45, SAID REGISTER'S OFFICE; THENCE NORTHWARDLY 80 FEET TO AN IRON PIN; THENCE WESTWARDLY 53 FEET TO AN IRON PIN IN GOODNER'S EASTERLY LINE; THENCE WITH GOODNER'S EASTERLY LINE NORTH 2 DEGREES 30' EAST 120 FEET TO AN IRON PIN; THENCE EASTWARDLY 97 FEET TO A STAKE;THENCE SOUTHWARDLY 200 FEET TO A RAILROAD SPIKE IN THE CENTER OF HOSPITAL (FORMERLY SANITARIUM) ; THENCE WITH THE CENTER OF SAID DRIVE WESTWARDLY 44 FEET TO THE BEGINNING. TRACT 2: LAND IN THE 11TH , FORMERLY 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF HOSPITAL DRIVE (FORMERLY SANITARIUM), AT A RAILROAD SPIKE, 53 FEET EAST OF THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO GEORGE E. GOODNER BY DEED FROM RUTH DARNALL OF RECORD IN BOOK 1341, PAGE 45, SAID REGISTER'S OFFICE; THENCE NORTHWARDLY 80 FEET TO AN IRON PIN; THENCE WESTWARDLY 53 FEET TO AN IRON PIN, IN GOODNER'S EAST LINE; THENCE WITH GOODNER'S EASTERLY LINE SOUTHWARDLY 80 FEET TO SAID RAILROAD SPIKE IN THE CENTER OF HOSPITAL (FORMERLY SANITARIUM) DRIVE THENCE EASTWARDLY WITH CORNER OF HOSPITAL (FORMERLY SANITARIUM) DRIVE 53 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED OF EVEN DATE AND BEING RECORDING SIMULTANEOUSLY HEREWITH. DOROTHY R. GREEN JOINS IN THE DEED OF TRUST FOR THE SOLE PURPOSE OF CONVEYING TO THE TRUSTEE, ANY AND ALL RIGHT, TITLE AND INTERESST SHE MAY HAVE IN THE PROPERTY BY VIRTUE OF MARRIAGE OR OTHERWISE.