CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 10/01/04 15:26 4pgs
Fees:23.00 Taxes:327.45
20041001-0118808

FHA Case No. 483-231999

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 16th day of September, 2004 , by and between **Alphonso Jackson,** Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and
KEVIN T. JOHNSON, a single man
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:	**2249 Smith Springs Rd, Nashville, TN 37217**
Owner's Name:	**KEVIN T. JOHNSON**
Owner's Address:	**2643 Smith Springs Rd, Nashville, TN**
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	**135-00-0 228.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 16, 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 April 14, 2004, and recorded at Instrument No. 20040805-0094133 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:

Jessica Perry

Linda B

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

By: 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 **$88,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kevin T. Johnson
Affiant

Subscribed and sworn to before me this 16th day of September, 2004

My Commission Expires: 7-30-06

Notary Public (Seal)

JOSHUA R. HOPKINS
NOTARY PUBLIC
SUMNER COUNTY

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 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 September 10, 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 10th day of September, 2004.

My commission expires:

Notary Public, State of Texas

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

"EXHIBIT A"

Land in Davidson County, Tennessee, being Lot Number 2 on the P.M. Corbett property, being a portion of Bloodworth according to a survey by Gregory Underwood, date 9/16/80, described as follows: Beginning at a concrete monument in the Southerly margin of Smith Springs Road, said monument being the common front corner of Lots 1 and 2, thence South 86 degrees 48 minutes East 136.94 feet along said margin of Smith Springs Road to an iron pin; thence South 00 degrees 26 minutes West 389.83 feet to an iron pin; thence North 87 degrees 15 minutes West 131.07 feet to an iron pin, said pin being the common rear corner of Lots 1 and 2; thence North 00 degrees 25 minutes West 391.19 feet to the said margin of Smith Springs Road, the point of beginning. Included but excluded: Beginning at a point on the existing South right of way line of Smith Springs Road on the common line of Hall Shelton and H.W. Stephenson, said point being 16.5 feet South of center line of survey station 41+88 and proceeding as follows: Southwardly the common line of Hall Shelton and Stephenson a distance of 8.5 feet to a point on the new South right of way line of Smith Springs Road; thence with a line that is 25 feet South of and parallel to the center line North 87 degrees 02 minutes 47 seconds West 28.23 feet; thence with a 3293.32 foot radius curve to the right a distance of 107.77 feet to a point on the common line of Hall Shelton and Gungor Eryasa; thence Northwardly with the line between Hall Shelton and Eryasa a distance of 6 feet to a point on the existing right of way line of Smith Springs Road that is 19 feet South of the centerline survey stations 41+54; thence Eastwardly with the existing South right of way line of Smith Springs Road a distance of 136 feet to the point of beginning and containing 990 square feet or 0.02 acres, more or less.