Davidson County DEEDWARR
Recvd: 04/07/05 12:46 4 pgs
Fees:23.00 Taxes:158.55
20050407-0038368

CASH DEED FOR TENNESSEE

FILE BOX 45

FHA Case No. 483-259626

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 5th day of April, 2005 , by and between **Alphonso Jackson,** Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **LELAND D. WATTS**, an unmarried man
His 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:	**1617 23rd Ave N., Nashville, TN 37208**
Owner's Name:	**LELAND D. WATTS**
Owner's Address:	2819 Gallatin Road, Nashville, TN 37216
Mail Tax Bill to:	Owner at Owner's Address
Parcel No.:	**081-10-0 347.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 5th, 2005

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 November 3rd, 2004 and recorded at Instrument No. 20041207-0145584 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 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: Mona Pittenger, POA
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 **$42,850.00**, 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 5th day of April, 2005

My Commission Expires: 1/24/09

Notary Public (Seal)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Previous Editions are Obsolete

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State of Tennessee, personally appeared Mona Pittenger, who is personally known to me and known to me to be the duly appointed Attorney-in-Fact, and to be the person who executed the foregoing instrument 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 1 day of April, 2005.

My commission expires:

Notary Public, State of Tennessee

DANA JOKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
January 24, 2009

"EXHIBIT A"

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

The northerly 50 feet of Lot Number 11 on the plan of the Plan of the Subdivision of the Georgia Industrial Realty company's North Nashville Property as of record in Book 421, Page 188, Register's Office of Davidson County, Tennessee. Said northern part of lot Number 11 fronts 50 feet on the westerly side of 23rd Avenue north, and runs back between parallel lines 210 feet to a dead line.

Including but expressly excluding the following: Part of a tract that fronts 50 feet on the west side of 23rd Avenue, north that was conveyed by deed recorded in Book 5792, Page 593, Register's Office of Davidson County, being described as the east 8.6 feet of the tract and containing 430 square feet.