Davidson County DEEDWARR
Recvd: 02/25/05 08:35 3 pgs
Fees:18.00 Taxes:490.99
20050225-0020759

CASH DEED FOR TENNESSEE

FHA Case No. 483-258483

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 23rd day of February, 2005, by and between **Alphonso Jackson,** Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **ISAAC BEESON and wife, JENNIFER BEESON** 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:

Land in Davidson County, Tennessee, being Lot Number 98 on the Plan of **Hampton Park,** a Planned Unit Development, of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Page 550 thru 552, corrected in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot. Being the property conveyed to Jerry Bottom and wife, Brandi Packer Bottom, dated August 28, 1998, recorded September 2, 1998, of record in Book 11096, Page 180, in the Register's Office for Davidson County, Tennessee. Being further conveyed by Quit Claim Deed to Brandi Packer Bottom, recorded May 28, 2003, in Instrument No. 20030528-0071881, in the said Register's Office. Being further conveyed to Secretary of Housing and Urban Development, dated September 1, 2004, recorded November 22, 2004, of record in Instrument No. 20041122-0139856, in the said Register's Office.

Property Address:	**768 Jaywood Drive, Old Hickory, TN 37138**
Owner's Name:	**ISAAC BEESON**
	JENNIFER BEESON
Owner's Address:	**9151 Coles Ferry Pk, Lebanon, TN 37087**
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	**063-16-0 A 059.00 CO**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 23rd, 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 September 1st, 2004, and recorded at Instrument No. 20041122-0139856 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: Marcey Smith, PSA
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 **$132,700.00**, 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 23 day of February 05

My Commission Expires: (Seal)

Notary Public

TERESINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

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 Mary Smith, 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 18 day of Feb., 2005.

My commission expires: 05-28-06

Judy Keith
Notary Public, State of Tennessee

