Book 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 03/30/05.

Notary Public

MY COMMISSION EXPIRES: 9/14/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alcides Caceres et ux (NAME)	**SE Financial Federal Credit Union** (NAME)	**108-08-0**
3061 Reelfoot Drive (STREET ADDRESS/ROUTE NUMBER)	**444 James Robertson Parkway** (STREET ADDRESS)	**256.00**
Nashville, TN 37214 (CITY/STATE/ZIP)	**Nashville, TN 37219** (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Helen C. Jackson, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alcides Caceres and wife Gilda Artieda**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 30, on the plan of Reelfoot, Section 3, of record in Plat Book 6250, Pages 167-168, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Helen C. Jackson, unmarried, by Warranty Deed from Leslie K. Lyle and wife, Patricia L. Lyle, dated February 20, 1997, recorded February 25, 1997, of record in Book 10359, page 239, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/04/05 08:47 3 pgs
Fees:18.00 Taxes:388.50

20050404-0035926

Subject to the following: easements, setback lines, restrictions and other matters noted on Plat of record at Book 6250, pages 167-168, Register's Office for Davidson County, Tennessee, and otherwise of record; restrictions of record in Book 6612, page 610, said Register's Office, and otherwise of record; zoning and/or health department regulations for the appropriate governmental authority, and to public rights of way and rights for public utilities and to matters which would be disclosed by an accurate survey; county property taxes were prorated as of date of deed based upon prior year amounts and assumed by Grantees.

NOTE: See Addendum to Deed for FHLB/Welcome Home Retention Agreement.

This is unimproved ( )
improved (X) property, known as 3061 Reelfoot Drive (House Number/Street) Nashville (City/Town) TN (State) 37214 (Postal Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31ST day of March, 2005.

Helen C. Jackson

HELEN C. JACKSON, UNMARRIED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helen C. Jackson, unmarried** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**, **TN**, this 03/31/05.

Notary Public

Commission Expires: 9/20/08

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Addendum to Deed:

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale or refinancing of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale of the unit after deduction for sales expenses, unless the purchaser is a low- or moderate-income household as defined in the applicable Federal Housing Finance Board regulations for the AHP; and

(iii) In the case of a refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the occupying household has owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the refinancing, unless the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), (iii), and (iv) contained herein.

(iv) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure.