CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 06/27/05 10:26 4 pgs
Fees:23.00 Taxes:573.50
20050627-0073354

FHA Case No. 483-282989

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 21st day of June, 2005 , by and between **Alphonso Jackson,** Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **GARY U. GANTENBEIN and GERAL DEAN GANTENBEIN**, husband and wife, 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:	**1015 Hitt Lane, Goodlettsville, TN 37072**
Owner's Name:	**GARY U. GANTENBEIN**
	GERAL DEAN GANTENBEIN
Owner's Address:	**9030 Roberts Rd., Silver Point, TN 38582**
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	**025-00-0 099.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 21st, 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 January 26th, 2005 , and recorded at Instrument No. 20050314-0027890, 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, 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 h e 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: Marcy K Smith, 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 **$155,000.00**, 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 21 ST day of JUNE, 2005

My Commission Expires: 7-30-06

Notary Public (Seal)

JOSHUA R. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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 Marcy K. 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 21 day of June, 2005.

My commission expires:

1/24/09

Notary Public, State of Tennessee

BRANDON CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

"EXHIBIT A"

Described property located in the 1st Concilmanic of Davidson County, Tennessee, described as Tract 1 according to survey dated November 18, 1996 and revised on March 4, 1999 by Tommy E. Walker, Registered Land surveyor, License Number 1465, as follows, to wit:

Beginning at an iron pin in the westerly margin of Hitt Lane, a common corner to the property conveyed to Freddie R. Hunter, et ux, of record in Book 7220, Page 721, Register's Office for Davidson County, Tennessee; thence with said margin of said Hitt Lane on a curve having a radius of 610.00 feet, a tangent of 255.66 feet, a delta of 45 degrees 28 minutes 40 seconds, a chord of 471.57 feet and a chord bearing of south 12 degrees 14 minutes 39 seconds west for a length of 484.18 feet to an iron pin; thence leaving Hitt Lane, south 77 degrees 27 minutes 50 seconds west 141.62 feet to an iron pin; thence south 79 degrees 27 minutes 18 seconds west 142.40 feet to an iron pin; thence south 54 degrees 03 minutes 59 seconds west 136.99 feet to an iron pin; thence south 27 degrees 45 minutes 27 seconds west 211.88 feet to an iron pin; thence south 31 degrees 28 minutes 35 seconds west 101.62 feet to an iron pin; thence north 41 degrees 54 minutes 57 seconds west 300.35 feet to an iron pin in the line of Hunter; thence with the line of Hunter, north 64 degrees 38 minutes 27 seconds east6 99.98 feet to an iron pin; thence north 43 degrees 57 minutes 00 seconds east 399.74 feet to an iron pin; thence north 52 degrees 55 minutes 00 seconds east 472.00 feet to an iron pin; thence north 71 degrees 00 minutes 00 seconds east 102.84 feet to an iron pin in the westerly margin of Hitt Lane, marking the point of beginning.