Davidson County DEEDWARR
Recvd: 07/08/05 08:54 3 pgs
Fees:18.00 Taxes:173.92
20050708-0078877

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

CASH DEED FOR TENNESSEE

FHA Case No. 483-326663

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 27th 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 **RODERICK AGEE and wife OMEKA AGEE** 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:

Being a part of the **Plan of Mill Creek Club,** Phase I, Section I, as of record in Book 4860, Page 11, Register's Office for said County, the part hereby conveyed being: Unit No. 11, Building No. 10, Known as 11 Sycamore Court, as shown in and described by said Plan: Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By - Laws thee unto attached recorded in Book 4887, Page 961, Register's Office for said County, including without limitation such unit's undivided percentage interest in the land and general common elements. Subject however, to all of the provisions, conditions,, restrictions, options, burdens and undertakings contained in said Master Deed and By-Laws thereunto attached, all of which the purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

Property Address:	**11 Sycamore Ct, Antioch, TN 37013**
Owner's Name:	**RODERICK AGEE**
	OMEKA AGEE
Owner's Address:	2316 Cloudgrove Point,**Antioch, TN 37013**
Mail Tax Bill to:	Owner's at Owner's Address

Parcel No.: **162-16-0 A 048.00 CO**
THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 27th, 2005

Being the same property acquired by the party of the first part pursuant to the provis ions 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. 22050225-0020875 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: Mona Pittinger, 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 **$47,005.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren Griffin
Affiant

Subscribed and sworn to before me this 27th day of JUNE, 2005

My Commission Expires: 7-30-06

_____ (Seal)
Notary Public

Previous Editions are Obsolete

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

JOSHUA R. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State of Tennessee, personally appeared Mona Pitts, 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 23 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