CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 08/15/05 15:00 3 pgs
Fees:18.00 Taxes:214.60
20050815-0096413

FHA Case No. 483-285453

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 8th day of August, 2005 , by and between **Alphonso Jackson,** Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **SAGI BENADO**
His 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:	**1327 McAlpine Avenue, Nashville, TN 37216**
Owner's Name:	**SAGI BENADO**
Owner's Address:	**1413 Shelton Avenue, Nashville, TN 37216**
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	**061-16-0 012.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 8th, 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 February 23rd, 2005, and recorded at Instrument No. 20050523-0057473, 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/her hand and seal as a principal and/or officer of Pyramid Real Estate Services, LLC, Management and Marketing contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43,171 (July 26, 2005).

Secretary of Housing and Urban Development

By: E Hall (Seal)

Eric Hall
(Type or Print Name)

PMC Manager
(Type or Print Title)

State of **TENNESSEE**
County of **DAVIDSON**

On the 4 day of August, 2005 before me the undersigned Notary Public of the State and County aforesaid, appeared Eric Hall
With whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who upon oath, acknowledged himself/herself to be authorized signatory of First Preston/Pyramid Realtors, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainor , and that he/she as such authorized signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as an authorized signatory.

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

Notary Public

My Commission Expires:

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 *$58,000.00 ~~$95,000.00~~ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren Giuffrida
Affiant

Subscribed and sworn to before me this 8th day of August, 2005

My Commission Expires: 5/16/06

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public (Seal)

Previous Editions are Obsolete

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

EXHIBIT A

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

Part of Lot Number 53 on the map of **Kennedy and Graves Subdivision of Blocks G & D Monte Vista**, of record in Book 843, Page 14, Register's Office of Davidson County Tennessee, and described as follows.

Beginning at a point in the north margin of McAlpine Avenue, formerly Alpine Avenue, 13 feet east of the line between Lot Numbers 51 and 53, said point being at the northeast in tersection of McAlpine Avenue and a road 13 feet wide known as Adine Avenue; thence along the easterly margin of said 13 foot Avenue northerly 175 feet to a point at the southwest corner of property conveyed to Zack O. Myers by deed of record in Book 1166, Page 149, said Register's Office, thence along Myers southerly line easterly 50 feet more or less to the north margin of the property conveyed to Vernon O. Pulley, by deed of record in Book 1036, Page 340, said Register's Office; thence along Pulley's westerly line southerly 175 feet to the north margin of McAlpine Avenue, thence with the margin of the same westerly 50 feet to the point of beginning.