Davidson County DEEDWARR
Recvd: 08/29/05 10:35 3 pgs
Fees:18.00 Taxes:364.66
20050829-0103007

CASH DEED FOR TENNESSEE

FHA Case No. 483-303170

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 15th day of April, 2005 , by and between **Alphonso Jackson,** Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **RONALD W. CAMPBELL**, a married man
his/her 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:

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

Lot Number 9 on the **Plan of Charlotte Park Subdivision**, Section One, of Record in Plat Book 2663, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Property Address:	**427 American Rd, Nashville, TN 37209**
Owner's Name:	**RONALD W. CAMPBELL**
Owner's Address:	**129 Riverbend, Pegram, TN 37143**
Mail Tax Bill to:	**Owner at Property Address**
Parcel No.:	**090-16-0 317.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 15th, 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 8th, 2004, and recorded at Instrument No. 200412303-0144152 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 appertain ing 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 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: Mary 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 **$98,557.00**, 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 5th day of April, 2005

My Commission Expires:
5/16/06

(Seal)
Notary Public

Previous Editions are Obsolete

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th **day of** April, **2005, before me the undersigned Notary Public of the State and County aforesaid, appeared** Marcy K. Smith, **with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof to be such person, and who, upon oath, acknowledged himself/herself to be Attorney-in-Fact of 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 Attorney-in-Fact, 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 Attorney-in-Fact.**

WITNESS my hand and official seal at office this 15 **day of** April, **2005.**

Notary Public

My Commission expires:

DANA JOKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009