# CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 08/29/05 10:38 3 pgs
Fees:18.00 Taxes:294.74
20050829-0103010

**FHA Case No. 483-277299**

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 24th 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 **KATIE PISAPIA**, a married women
her 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: | **1900 Tammany Drive, Nashville, TN 37216** |
| Owner's Name: | **KATIE PISAPIA** |
| Owner's Address: | **1201 Kenwood Drive, Nashville, TN 37216** |
| Mail Tax Bill to: | Owner at Owner's Address |
| Parcel No.: | **072-12-0 215.00** |

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 24th, 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 April 19th, 2005, and recorded at Instrument No. 20050608-0065254 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, her 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: _____(Seal)

Eric Hall
(Type or Print Name)

PMC Manager
(Type or Print Title)

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

On the 22 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.

_____
Notary Public

My Commission Expires: _____

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

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 **$79,659.00** 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 24th day of August, 2005

My Commission Expires: 5/16/06

_____(Seal)
Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Previous Editions are Obsolete

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

"EXHIBIT A"

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

The westerly part of Lot Number 101 on the Map of Riverside Drive Subdivision, of record in Book 974, Page 60, Register's Office for Davidson County, Tennessee and shown as an unnumbered lot on the Plan of Sherwood first Addition of record in Book 1835, Page 23, said Register's Office, described according to said last mentioned plan as follows:

Beginning at a concrete monument in the west margin of Tammany Drive at the northeast corner of Lot Number 13 of said Sherwood First Addition; thence northerly along the westerly margin of Tammany Drive, north 21 Degrees, 42 minutes west 63 feet to a concrete monument at the beginning of a curve; thence around said northwesterly 33.32 feet to the south margin of Litton Avenue; thence with the margin of the same westerly 84.1 feet to appoint; thence southerly 70 feet to the northwest corner of said Lot Number 13; thence with the north line of said lot, south 88 degrees 30 minutes east 127.3 feet to the point of beginning.