Davidson County DEEDWARR
Recvd: 09/06/05 10:27 3 pgs
Fees:18.00 Taxes:345.95
20050906-0106405

CASH DEED FOR TENNESSEE

FHA Case No. 483-309865

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 26th 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 **Maria Del Carmen Pineda and Salvador Ruiz, Sr. a married couple,** 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:	**3901 Pepperwood Drive, Antioch, TN 37013**
Owner's Name:	**Maria Del Carmen Pineda and Salvador Ruiz, Sr.**
Owner's Address:	**902 Sam Davis Road, Smyrna, TN 37167**
Mail Tax Bill to:	**Owner at Property Address**
Parcel No.:	**165-13-0 A 129.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 26th, 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 May 26th, 2005, and recorded at Instrument No. 20050610-0066370 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 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 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 said 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)

Larry E. Basinger
(Type or Print Name)

C, M, D
(Type or Print Title)

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

On the 21 day of August, 2005 before me the undersigned Notary Public of the State and County aforesaid, appeared Larry E. BASINGER. With whom I am personally acquainted, or proved to me to be on the basis of satisfac tory 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.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 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 **$93,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria del Carmen Pineda
Affiant

Subscribed and sworn to before me this 26th day of August, 2005

My Commission Expires: 5/16/06

_____ (Seal)
Notary Public

TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Previous Editions are Obsolete

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

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Property located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 459 on the Plan of Peppertree Forest, Section 10, P.U.D., of record in Book 7900, Page 938, Register's Office for Davidson County, Tennessee.