Davidson County DEEDWARR
Recvd: 09/26/05 11:36 2 pgs
Fees:13.00 Taxes:122.10
20050926-0115257

CASH DEED FOR TENNESSEE

FHA Case No. 483-153597

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 19th day of September, 2005 , by and between **Alphonso Jackson,** Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, **KAMRAN KAMI MEHR**, married, his 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:

LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

BEING THE WESTERLY PART OF LOT "C" OF THE J.W. NAPIER TRACT, BEING A SUBDIVISION OF PART OF OLD CAHAH PROPERTY, NOT OF RECORD AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF CAHAL AVENUE, 156 FEET EAST OF THE SOUTHEASTERLY CORNER OF THE SAID J.W. NAPIER ORIGINAL HOME TRACT; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, SOUTH 86 1/2 DEGREES EAST 50 FEET TO A POINT; THENCE NORTH 1 1/2 DEGREES EAST 273 1/2 FEET TO A POINT IN THE NORTHERLY MARGIN OF SAID CAHAL LANDS; THENCE WITH THE LINE OF SAME, NORTH 86 1/2 DEGREES WEST 50 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF THE J.S. KIRKPATRICK LOT; THENCE WITH THE EAST LINE SOUTH 1 1/2 DEGREES WEST 273 1/2 FEET TO THE POINT OF BEGINNING.

Property Address: **1505 Cahal Ave, Nashville, TN 37206**
Owner's Name: **KAMRAN KAMI MEHR**

Owner's Address: **146 Gatone Drive, Hendersonville, TN 37075**
Mail Tax Bill to: property address

Parcel No.: **072-14-0 246.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 19, 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 December21st, 2004 , and recorded at Instrument No. 20050629-0074578 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 seco nd 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 ha s 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 19 day of September 2005 before me the undersigned Nortary 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 Expired:

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this trans fer or value of the property transferred, whichever is greater, is **$33,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren Griffin
Affiant

Subscribed and sworn to before me this 19th day of September, 2005

My Commission Expires:

Notary Public (Seal)

Previous Editions are Obsolete

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

MARTHA A. HAEGELIN
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
My Commission Expires Nov. 2007