CASH DEED FOR TENNESSEE

FHA Case No. 483-270982

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 28th 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, and **DELONTAY ISAAC,**
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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Property Address: **1125 Due West Ave, Madison, TN 37115**
Owner's Name: **DELONTAY ISAAC**

Owner's Address: **1808 Elizabeth Road, Nashville, TN 37218**
Mail Tax Bill to: **Owner at Property Address**

Parcel No.: **050-04-0 019.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 28th, 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 11th, 2005, and recorded at Instrument No. 20050607-0064642, 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.

Davidson County DEEDWARR
Recvd: 10/03/05 11:37 3 pgs
Fees:18.00 Taxes:240.50
20051003-0118422

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 24 day of September, 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 signin g 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 transfer or value of the property transferred, whichever is greater, is **$65,000.00**, 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 28th day of September, 2005

My Commission Expires:
5/16/06

_____ (Seal)
Notary Public

Previous Editions are Obsolete

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

EXHIBIT A

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

TRACT NO. ONE:

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor dated April 20, 1947, as follows: Beginning at a point in the south margin of Due West Avenue at the corner of Lots Nos. 50 and 57; thence with the line between said lots southerly 331.04 feet; thence easterly 101.05 feet to the corner of Lots Nos. 57 and 58; thence with the line between said lots northerly 317.26 feet to the south margin of Due West Avenue; thence with the margin of same westerly 100 feet to the point of beginning.

TRACT NO. TWO:

Land in Davidson County, Tennessee, being the west half of Lot No. 58 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H. R. Swann, Jr. Surveyor, dated April 20, 1947, as follows: Beginning at the corner of Lot No. 57, running eastward 50 feet to a point; thence South 305 feet, more or less, to the corner; thence westwardly 50 feet to the corner; thence northwardly 317.26 feet to the beginning.