Davidson County DEEDWARR
Recvd: 10/31/05 11:26 2 pgs
Fees:13.00 Taxes:211.64
20051031-0131137

CASH DEED FOR TENNESSEE

FHA Case No. 483-302254

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 October, 2005 , by and between **Alphonso Jackson,** Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **J. STEVEN ST. JOHN and MONICA S. ST. JOHN,** 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:

Land in the 8th, formerly 12th Civil District of Davidson County, Tennesse e, described as follows: Beginning at a point in the Northerly margin of O'Brien, formerly Martha Street, at the Southwest corner of the property conveyed to James H. Tidwell and wife, by deed from Will Bennett and wife, of record in Book 1043, Page 214, Register's Office for said County; thence with Tidwell's Westerly line Northwardly 150 feet, more or less, to a point on the Southerly margin of a 12' alley, being said Tidwell's Northwest corner; thence with the Southerly margin of said alley West wardly 50 feet; thence Southwesterly 150 feet, more or less, to appoint on the Northerly margin of said O'Brien Street; thence with the Northerly margin of said Street Eastwardly 50 feet to the beginning. Included but excluded is the property conveyed to the State of Tennessee as of record as Instrument #200109200101882, said Register's Office.

Property Address:	**5626 O'Brien Avenue, Nashville, TN 37209**
Owner's Name:	**J. STEVEN ST. JOHN**
	MONICA S. ST. JOHN
Owner's Address:	**816 Cedarcrest Dr., Nashville, TN 37209**
Mail Tax Bill to:	Owner at Owner's Address
Parcel No.:	**091-14-0 045.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 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 February 17th, 2005, and recorded at Instrument No. 20050613-0067483, 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 qui et 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).

Signed, sealed and delivered in the presence of:

Eric Hall

PMC Manager

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns

By: _____
Authorized Signatory
Memphis, Tennessee

State of Tennessee
County of Davidson

On the 26 day of October, 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 a authorized signatory of Pyramid Real Estate Services, LLC 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.

M. A. MASITIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/24/09

M A Masitis
Notary Public

My Commission Expires January 24, 2009

I, _____, 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 **$57,200.00**, 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 26th day of October, 2005

My Commission Expires:
5/16/06

_____ (Seal)
Notary Public

ANDREW M. [illegible] STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN.

Previous Editions are Obsolete

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