Davidson County DEEDWARR
Recvd: 12/12/05 10:32 2 pgs
Fees:13.00 Taxes:249.38
20051212-0148793

CASH DEED FOR TENNESSEE

FHA Case No. 483-248895

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 2nd day of December, 2005 , by and between **Alphonso Jackson,** Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **CHRISTINE and RONALD D. FREUDENTHAL** ,
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 Davidson County, Tennessee, being Lots Number 9 on the plan of **Montague Park Subdivision** of Tracts 27 and 32, inclusive on the plan of Montague of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Property Address:	**407 Grapevine Avenue, Madison, TN 37115**
Owner's Name:	**CHRISTINE FREUDENTHAL** **RONALD D. FREUDENTHAL**
Owner's Address:	**120 Cline Ave, Hendersonville, TN 37075**
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	**052-09-0 089.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 2nd, 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 March 30th, 2005, and recorded at Instrument No. 20050726-0086742, 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, restri ctions, 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 defen d 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:

_____

_____

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

By: Shelley Schroeder
Authorized Signatory
Memphis, Tennessee

State of Tennessee
County of Davidson

On the 30 day of November, 2005, before me the undersigned Notary Public of the State and County aforesaid, appeared Shelley Schroeder 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.

My Commission Expires: 1/24/09

Notary Public

BRANDON CRAIG
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 **$67,401.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christine Freudenthal
Affiant

Subscribed and sworn to before me this 30 day of December, 2005

My Commission Expires: (Seal)

Memorie K. White
Notary Public

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009