Davidson County DEEDWARR
Recvd: 01/06/06 12:04 2 pgs
Fees:13.00 Taxes:291.25
20060106-0002297

CASH DEED FOR TENNESSEE

FHA Case No. 483-346272

This instrument was prepared by the **Department of Housing and Urban Development**
Return to: **Fearnley & Califf, PLLC - Nashville HUD, 565 Marriott Drive - Suite 850, Nashville, TN 37214**

This Indenture, made and entered into this 30th 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 **CRAIG SANFORD,**
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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND in Davidson County, Tennessee, being Lot No. 38, AND THE WESTERLY 1/2 OF LOT NO. 39 ON THE PLAN OF **M.N. YOUNG'S INGLEWOOD ANNEX**, OF RECORD IN BOOK 547, PAGE 197, REGISTER'S OFFICE FOR SAID COUNTY
SAID LOT NO. 38 AND 1/2 OF LOT NO. 39 TOGETHER FRONT 75 FEET ON THE NORTHERLY MARGIN OF NORVEL AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES MEASURING 150 FEET TO A DEAD LINE IN THE REAR MEASURING 75 FEET THEREON.

Property Address: **1409 Norvel Avenue, Nashville, TN 37216**
Owner's Name: **CRAIG SANFORD**

Owner's Address: **533 Nokes Road, Lebanon, Tn** 37090
Mail Tax Bill to: Owner at Owner's Address

Parcel No.: **061-15-0 203.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 30th, 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 November 15th, 2005, and recorded at Instrument No. 20051116-0138265 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.

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 28 day of December, 2005, before me the undersigned Notary Public of the State and County aforesaid, appeared Shelly 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.

BRANDON CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

My Commission Expires:

_____
Notary Public

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 **$78,717.00**, 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 30th day of December, 2005

My Commission Expires:

_____ (Seal)
Notary Public

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

Previous Editions are Obsolete

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