Davidson County DEEDWARR
Recvd: 01/17/06 12:16 2 pgs
Fees:13.00 Taxes:529.10
20060117-0006269

CASH DEED FOR TENNESSEE

FHA Case No. 483-320772

This instrument was prepared by the **Department of Housing and Urban Development**
Return to: **Fearnley & Califf, PLLC - Nashville , 211 Donelson Pike - Suite 113, Nashville, TN 37214**

This Indenture, made and entered into this 5th day of January, 2006 , by and between **Alphonso Jackson,** Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **ANNIE WATKINS, an unmarried woman, and IKE MUIRHEAD**, an unmarried man, 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:

Being Lot No. 50 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Property Address:	**3329 Milbridge Dr, Antioch, TN 37013**
Owner's Name:	**ANNIE WATKINS**
	IKE MUIRHEAD
Owner's Address:	**4001 Anderson Rd., Nashville, TN 37217**
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	**137-13-0 A 050.00 CO**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 5th, 2006

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 September 14th, 2005, and recorded at Instrument No. 20051005-0120291, and re-corded at Instrument No. 20051013-0123236, 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 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 29 day of December, 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.

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

My Commission Expires:

1/24/09

_____
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 **$143,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Annie E. Watkins
Affiant

Subscribed and sworn to before me this 5th day of January, 2006

My Commission Expires:

5/16/06

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TENN.

_____ (Seal)
Notary Public

Previous Editions are Obsolete

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