Davidson County DEEDWARR
Recvd: 05/17/06 14:43 2 pgs
Fees:13.00 Taxes:327.73
20060517-0058026

CASH DEED FOR TENNESSEE

FHA Case No. 483-224794

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

This Indenture, made and entered into this 12th day of May, 2006, by and between Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Jennifer A. Phill**, her 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 Davidson, State of Tennessee, to wit:

PROPERTY BEING LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING THE NORTH 10 FEET OF LOT NO. 28 AND THE SOUTHERLY 41 FEET OF LOT NO. 29 ON THE MAP OF SHARPE & HORN'S FIRST ADDITION TO NORTHEAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 152, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 51 FEET ON THE WESTERLY SIDE OF LISCHEY AVENUE OR NORTH 4TH STREET AND RUN BACK BETWEEN PARALLEL LINES 160 FEET, MORE OR LESS, TO AN ALLEY.

Property Address:	1204 Lischey Avenue Nashville, TN 37207
Owner's Name:	Jennifer A. Phill
Owner's Address:	1204 Lischey Avenue Nashville, TN 37207
Mail Tax Bill to:	Jennifer A. Phill 1204 Lischey Avenue Nashville, TN 37207
Parcel No.:	071-15-0 461.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 12, 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 January 13, 2006, and recorded at Instrument No. 20060117-0005993 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, her 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
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 11 day of May, 2006, 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:

1/24/2009

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 $88,576.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer A. Phillips
Affiant

Subscribed and sworn to before me this 12th day of May, 2006.

My Commission Expires: 1/23/10

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

(Seal)
Notary Public