Davidson County DEEDWARR
Recvd: 07/14/06 14:21 2 pgs
Fees:13.00 Taxes:366.30
20060714-0085162

CASH DEED FOR TENNESSEE

FHA Case No. 483-280074

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 15th day of June, 2006, by and between Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Edward B. Baldwin III**, 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 Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot 11 in Johnson Bransford's Subdivision of three parts of Lot 158 of Judge John McNairy's Mansion House Tract, situated in Nashville, of record in Book 161, Page 146, and described as follows:

Beginning at a point on the east side of Morrison Street about 330 feet south of the intersection of Jackson and Morrison Streets, and extending southerly along Morrison Street, 35 feet to a point; said lot so fronting 35 feet on the east side of Morrison Street extends back between parallel lines and with the northern margin of Lot 10 in said plan, 135 feet, more or less, to an alley in the rear.

Property Address:	920 Morrison Street Nashville, TN 37208
Owner's Name:	Edward B. Baldwin III
Owner's Address:	920 Morrison Street Nashville, TN 37208
Mail Tax Bill to:	Edward B. Baldwin III 717 Old Hickory Blvd Brentwood, TN 37027
Parcel No.:	092-04-0 245.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 15, 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 April 13, 2005, and recorded at Instrument No. 20050826-0102095 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
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 13 day of June, 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:

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

_____
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 $99,000.00, 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 15th day of June, _____.

My Commission Expires:

_____
(Seal)
Notary Public

Previous Editions are Obsolete

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