Davidson County DEEDWARR
Recvd: 08/08/06 09:48 3 pgs
Fees:18.00 Taxes:403.30
20060808-0097114

CASH DEED FOR TENNESSEE

FHA Case No. 483-315284

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 1st day of August, 2006, by and between Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Christopher A. Miller** and **Andrea V. Miller**, Married, 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 Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT A

Property Address:	5333 Whites Creek Pike Whites Creek, TN 37189
Owner's Name:	Christopher A. Miller Andrea V. Miller
Owner's Address:	513 Dover Glen Drive Antioch, TN 37013
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	022 00 0 225.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 1, 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 August 19, 2005, and recorded at Instrument No. 20050926-0115536 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
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 31 day of July, 2006, before me the undersigned Notary Public of the State and County aforesaid, appeared Shelley Schroede 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 $109,000.00, 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 1st day of August, 2006.

My Commission Expires:

(Seal)
Notary Public

MARHTA A. HAEGELIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires 24, 2007

"EXHIBIT A"

BEING a tract of land lying in the 1st Civil Councilmatic District of Davidson County, Tennessee, and being Parcel 225 of Tax Map 22 and being Lot 1, Gardner's One Lot Subdivision as of record in Book 8250, Page 635, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at an iron pin set, said pin being the Easterly right of way of Whites Creek Pike (U.S. 431) and being the Southwest corner of the Nelson R. Gardner, et ux property as of record in Book 5126, Page 883, Register's Office for Davidson County, Tennessee, and said pin being the Northwest corner of the herein described tract; thence, with the Gardner property the following bearings and distances: Thence, North 83 degrees 48 minutes 50 seconds East, 236.64 feet to an iron pin set; Thence, North 87 degrees 37 minutes 31 seconds East, 237.54 feet to an iron pin set; Thence, North 67 degrees 00 minutes 50 seconds East, 170.96 feet to a point in the creek, said point being the westerly of the David R. Wade, III property as of record in Book 6641, Page 862, Register's Office for Davidson County, Tennessee; Thence, with the said Wade property the following bearings and distances; Thence, South 26 degrees 54 minutes 59 seconds West, 295.00 feet to an iron pin set; Thence, South 80 degrees 38 minutes 30 seconds West, 75.27 feet to an iron pin set; Thence, South 86 degrees 01 minutes 07 seconds West, 198.19 feet to an pin set; Thence, North 83 degrees 48 minutes 50 seconds East, 236.64 feet to an iron pin set; Thence, North 87 degrees 37 minutes 31 seconds East, 237.54 feet to an iron pin set; Thence, North 67 degrees 00 minutes 50 seconds East, 170.96 feet to a point in the creek, said point being the westerly of the David R. Wade, III property as of record in Book 6641, Page 862, Register's Office for Davidson County, Tennessee; Thence, with the said Wade property the following bearings and distances; Thence, South 26 degrees 54 minutes 59 seconds West, 295.00 feet to an iron pin set; Thence, South 80 degrees 38 minutes 30 seconds West, 75.27 feet to an iron pin set; Thence, South 86 degrees 01 minutes 07 seconds West, 198.19 feet to an pin set; Thence, North 89 degrees 11 minutes 02 seconds West 253.06 feet to an iron pin set in the said Easterly right of way; Thence, with the said Easterly right of way along a curve to the right having a radius of 1318.85 feet, a delta of 02 degrees 15 minutes 34 seconds, for an arc length of 52.01 feet to the point of beginning, containing 2.03 acres, more or less.