Davidson County DEEDWARR
Recvd: 08/08/06 09:53 2 pgs
Fees:13.00 Taxes:228.85
20060808-0097117

CASH DEED FOR TENNESSEE

FHA Case No. 483-305038

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 4th 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 **DAVID L. DRUMMOND**, Married, 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:

Being Lot Number 36 on the Plan of Scenic View Subdivision, 4th Civil District of Davidson County, Tennessee, prepared by W. W. Turner Company, Engineers on August 20, 1948, but not of record and more particularly described as follows: Starting with a concrete monument at the intersection of the H. E. Richardson property at the Southeast corner, and a 20 foot strip reserved by Nashville Industrial Corporation, on the plan of Scenic View Subdivision, the point of beginning and running thence with the following courses and distances. In a Southeasterly direction along th Southerly margin of the H.E. Richardson property a distance of 103.2 feet to an iron pin in the Westerly margin of Lot Number 37; thence in a Southwesterly direction along the Westerly margin of Lot 37 for a distance of 141.0 feet to an iron pin in the Northerly margin of Keeton Avenue; thence in a Northwesterly direction along the Northerly margin of Keeton Avenue for a distance of 96.6 feet to an iron pin in the Southeasterly margin on the 20 foot strip reserved by Nashville Industrial Corporation, thence in a Northeasterly direction along the margin of the 20 foot strip reserved by Nashville Industrial Corporation for a distance of 140.0 feet to a concrete monument and the point of beginning.

Property Address:	319 Keeton Ave Old Hickory, TN 37138
Owner's Name:	DAVID L. DRUMMOND
Owner's Address:	2001 Hidden Ridge Court Mt. Juliet, TN 37122
Mail Tax Bill to:	Owner at Owner's Address
Parcel No.:	044-05-0 044.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 4, 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 5, 2006, and recorded at Instrument No. 20060511-0055283 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 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 Schrader
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 3 day of August, 2006, before me the undersigned Notary Public of the State and County aforesaid, appeared Shelley Schrader 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 $61,851.00, 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 4th day of August, 2006.

MARHTA A. HAEFELIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 24, 2007

My Commission Expires:

(Seal)
Notary Public