Davidson County DEEDWARR
Recvd: 08/31/06 11:51 2 pgs
Fees:13.00 Taxes:259.00
20060831-0107738

CASH DEED FOR TENNESSEE

FHA Case No. 483-347538

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 16th 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 **Kimley C. Webb**, an Individual, his/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:

All that parcel of land in County of Davidson, State of Tennessee, as more fully described in Document 20010625-0067035 and being more particularly described as follows: A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 14 of Lot No. 46 in a Horizontal Property Regime as shown on the condominium site plan of Quail Valley, Phase Seven, Section Four, as of record in Plat Book 5200, Page 522, Register's Office for Davidson County, Tennessee. The premise herein is a condominium apartment established pursuant to the provision of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 ET SEQ. of the Tennessee code annotated and is subject to the provisions and requirement thereof, to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Valley, Phase Seven, Section Four, as of record in Plat Book 5200, Page 522, and Master Deed of record in Book 5884, Page 534, as amended in Book 6058, Page 828 and Book 6081, Page 130; By-Laws of record in Book 5884, Page 566, and deed conveying common area of record in Book 6101, Page 154 and Book 7716, Page 828, said Register's Office.

Property Address:	1343 Quail Valley Rd. Nashville, TN 37214
Owner's Name:	Kimley C. Webb
Owner's Address:	1924 Welsenboro Circle Hermitage, TN 37076
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	108-12-0 A 014.00 CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 16, 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 March 14, 2006, and recorded at Instrument No. 20060515-0056387 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/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 14 day of August, 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 $70,000.00, 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 16th day of August, 2006.

MARHTA A. [illegible] NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: 11/24/07

My Commission [illegible] 4, 2007

(Seal)
Notary Public

Previous Editions are Obsolete

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