Davidson County DEEDWARR
Recvd: 09/27/06 13:28 2 pgs
Fees:13.00 Taxes:247.53
20060927-0119645

CASH DEED FOR TENNESSEE

FHA Case No. 483-189049

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 22nd day of September, 2006, by and between Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Victor D. Flowers** and **Renita N. Flowers**, 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE LOT NO. 6 ON THE PLAN OF H.E. SIMKIN'S SUBDIVISION OF THE L.H. CURTIS LAND OF RECORD IN BOOK 547, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF SURVEY THEREOF GEO W. WATKINS, SURVEYOR, NOVEMBER 27, 1957, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF CURTIS STREET, 140 FEET WEST OF THE WEST MARGIN OF ALPINE AVENUE; THENCE NORTH 34 DEGREES 15' EAST 130 FEET TO AN IRON PIN IN THE SOUTH LINE OF THE ETHEL HARPER BRYANT TRACT; THENCE WITH HER SOUTH LINE, NORTH 55 DEGREES 30' WEST 40 FEET TO AN IRON PIN AND NORTH 66D DEGREES 40' WEST 30 FEET TO AN IRON PIN WHICH IS THE CORNER OF THE LOT CONVEYED TO BOBBY R. EVILCIZOR AND WIFE, BY DEED OF RECORD IN BOOK 2736, PAGE 35, SAID REGISTER'S OFFICE; THENCE ALONG THE EASTERLY LINE SOUTH 34 DEGREES 15' WEST 130 FEET TO AN IRON PIN IN THE NORTH MARGIN OF CURTIS STREET; THENCE WITH THE MARGIN OF THE SAME, SOUTH 66 DEGREES 40' EAST 30 FEET AND SOUTH 55 DEGREES 30' EAST 40 FEET TO THE POINT OF BEGINNING.

Property Address:	3204 Curtis Street Nashville, TN 37218
Owner's Name:	Victor D. Flowers Renita N. Flowers
Owner's Address:	425 Revels Drive Nashville
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	070-09-0 048.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 22, 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 May 23, 2006, and recorded at Instrument No. 20060623-0074849 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 Schroede
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 20 day of September, 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 $66,900.00, 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 22nd day of September, 2006.

My Commission Expires:

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

(Seal)
Notary Public