CASH DEED FOR TENNESSEE

FHA Case No. 483-317016

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 13th day of February, 2007, by and between Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Adonay A. Giron,** Unmarried 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 Davidson County, State of Tennessee, to wit:

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PARTS OF LOT 15, AND THE PLAN OF LINDA JACOBS SUBDIVISION OF THE STAMPS TRACT UNRECORDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY S.M. MCMURRAY COMPANY ENGINEERS, MAY 10, 1950, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF OLD TRINITY LANE, AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO LELAND MARBRY AND WIFE, BY FROM EZELL DICKERSON AND WIFE, IN BOOK 2439, PAGE 181, SAID REGISTER'S OFFICE: SINCE WITH SAID MABRY'S EASTERN SECTION BOUNDARY LINE SOUTHERLY 129 FEET TO THE CORNER OF LOTS 7 AND 8 ON THE PLAN OF LINDA JACOBS SUBDIVISION, SECTION 1, IN BOOK 2083, PAGE 7, SAID REGISTER'S OFFICE; SINCE SOUTH 88 DEG. EAST 60 FEET TO THE CORNER OF LOTS 6 AND 7, ON SAID RECORDED SUBDIVISION AND LOTS NOS. 15 AND 16, NORTHERLY 129 FEET TO THE SOUTHERLY MARGIN OF OLD TRINITY LAND; SINCE WITH THE SAME, WESTERLY 60 FEET TO THE POINT OF BEGINNING.

Property Address:	116 Old Trinity Lane Nashville, TN 37207
Owner's Name:	Adonay A. Giron
Owner's Address:	3909 Keeley Drive Nashville, TN 37211
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	071-07-0 065.00

Davidson County DEEDWARR
Recvd: 02/14/07 11:30 2 pgs
Fees:13.00 Taxes:175.94
20070214-0018751

THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 13, 2007

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 17, 2006, and recorded at Instrument No. 20060925-0118337 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: _____
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 12 day of February, 2007, before me the undersigned Notary Public of the State and County aforesaid, appeared Christine A. Mounts 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 $47,551.00, 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 13th day of February, 2007.

My Commission Expires: Nov 24, 2007

_____
(Seal)
Notary Public

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