Davidson County DEEDWARR
Recvd: 02/23/07 10:21 2 pg
Fees:13.00 Taxes:368.52
20070223-0022730

CASH DEED FOR TENNESSEE

FHA Case No. 483-348552

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 21st 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 **Ryan Nichols**, Unmarried, 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Nos. 1 & 2 on the Plan of the re-subdivision of Lot 24, Section 3, Battlewood, of record in Plat Book 3842, Page 226, Register's Office for said County.

Said Lot Nos. 1 & 2 front together 141.25 feet on the westerly margin of Drummond Drive and extend back 162.57 feet on the northerly line and 137.54 feet on the southerly line to a dead line in the rear, measuring 124.48 feet thereon.

Together with a perpetual non-exclusive easement for driveway purposes appurtenant to said Lot Nos. 1 & 2, over and across so much of Lot 3 said re-subdivision as is now being used for driveway purposes, as shown on that certain survey made by John B. Kohl, III, dated January 23, 1976, Job. No. W2-9279-D.

Property Address:	939 - 941- 1001 Drummond Drive Nashville, TN 37211
Owner's Name:	Ryan Nichols
Owner's Address:	305 Moss Lane Franklin, TN 37064
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	119-16-0 089.00 & 119-16-0 056.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 21, 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 May 23, 2006, and recorded at Instrument No. 20061116-0142396 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/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 20 day of February, 2007, 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

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 $99,600.00, 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 21st day of February, 2007.

My Commission Expires: Mar 24, 2007

(Seal)
Notary Public

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

Previous Editions are Obsolete

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