Davidson County DEEDWARR
Recvd: 10/08/07 10:59 3 pgs
Fees:18.00 Taxes:296.00
20071008-0119620

CASH DEED FOR TENNESSEE

FHA Case No. 483-342860

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 October, 2007, by and between Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, **and Jeffery Gooch**, unmarried , **Valery Parham** , inmarried and **Leslie Lee**, unmarried, 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:

SEE EXHIBIT A

Property Address:	356 Glenrose Avenue Nashville, TN 37210
Owner's Name:	Jeffery Gooch, Leslie Lee Valery Parham
Owner's Address:	822 East Church Street Lexington, TN 38351
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	10613006200

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 4, 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 March 15, 2007, and recorded at Instrument No. 20070706-0080515 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/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 Schroeder
Authorized Signatory
Nashville, Tennessee Shelley Schroeder

State of Tennessee
County of Davidson

On the 2 day of October, 2007, 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

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 $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeffery H. Hood
Affiant

Subscribed and sworn to before me this 4 day of October, 2007

My Commission Expires:

6-6-08

(Seal)
Notary Public

TIMA TARACZKOZY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

"EXHIBIT A"

Being Lot No. 8, on the Plan of Redd Heights, of record in Plat Book 2331, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Less and Except the following described property of record in Book 8575, Page 69, said Register's Office, as follows: Land in Davidson County, Tennessee, being part of Lot No. 8 on the plan of Redd Heights, of record in Book 2331, Page 105, Register's Office for Davidson County, Tennessee. Right of Way Easement: Beginning at a point on the existing right of way line of Glenrose Avenue; said point also being on the line between Jesse M. Randolph (L.E.) and Alice F. Wilson (as described on Map 106-13, Parcel 63 of the Property Map and Record System of Davidson County, Tennessee) and Dallas Ray Farmer, Et Ux (as described on Map 106-13, Parcel 62 of the Property Map and Records System of Davidson County, Tennessee); thence N 00 deg. 42 min. 09 sec. W a distance of 3.54 feet along the line between Jesse M. Randolph (L.E.) and Alice F. Wilson (Parcel 106-13-63) and Dallas Ray Farmer, Et Ux (Parcel 106-13-62) to a point on the proposed right of way line of Glenrose Avenue; thence S 89 deg. 45 min. 31 sec. E a distance of 93.19 feet along the proposed right of way line of Glenrose Avenue to a point on the existing westerl y right of way line of CSX Transportation; thence S 14 deg. 35 min. 56 sec. W a distance of 3.45 feet along the existing westerly right of way line of CSX Transportation to the intersection of the existing northerly right of way line of Glenrose Avenue with the existing westerly right of way line of CSX Transportation; thence N 89 deg. 53 min. 04 sec. W a distance of 92.28 feet along the existing right of way line of Glenrose Avenue to the point of beginning. Temporary Construction Easement: Beginning at a point on the proposed northerly right of way line of Glenrose Avenue, said point also being on the line between Jessie M. Randolph (L.E.) and Alice F. Wilson, (as described on Map 106 -13, Parcel 63 of the Proposed Map and Records System of Davidson County, Tennessee) and Dallas Ray Farmer, Et Ux (as described in Map 106-13, Parcel 62 of the Property Map and Records System of Davidson County, Tennessee); thence N 00 deg. 42 min. 09 sec. W a distance of 7.00 feet along the line between Jessie M. Randolph (L.E.) and Alice F. Wilson (Parcel 106-13-63) and Dallas Ray Farmer, Et Ux (Parcel 106-13-62) to a point; thence S 89 deg. 45 min. 31 sec. E a distance of 95.10 feet to a point on the existing westerly right of way line of the CSX Transportation; thence S 14 deg. 35 min. 56 sec. W a distance of 7.23 feet along the existing westerly right of way line of the CSX Transportation to the intersection of the proposed northerly right of way line of Glenrose Avenue with the westerly right of way line of the CSX Transportation; thence N 89 deg. 45 min. 31 sec. W a distance of 93.19 feet along the proposed right of way line of Glenrose Avenue to the point of beginning. Said temporary construction easement to be abandoned upon completion of construction. Driveway Improvement: Additional temporary construction easement for proposed driveway construction shall be as follows: Along length of driveway - 13 feet and along width of driveway - 20 feet. Said additional temporary easement containing .006 acres, more or less. Said temporary construction easement to be abandoned upon completion of construction.