Davidson County DEEDWARR
Recvd: 10/18/07 10:31 2 pgs
Fees:13.00 Taxes:222.00
20071018-0123563

CASH DEED FOR TENNESSEE

FHA Case No. 483-306141

This instrument was prepared by the **Department of Housing and Urban Development**
Return to: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

This Indenture, made and entered into this 15th 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 Binh Phan , unmarried Davidson his/her 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:

Beginning at the southeasterly corner in the northerly margin of Tranham Road (50 foot in width). Thence North 35 degrees 04 minutes 18 seconds West 498.88 feet to an iron pin; thence with a curve to the left having a central angle of 06 degrees 17 minutes 28 seconds, a radius of 592.61 feet, a length of 65.07 feet to an iron pin; thence North 48 degrees 38 minutes 14 seconds 592.61 feet to an iron pin; thence North 33 degrees 49 minutes 52 seconds East 721.80 feet to an iron pin; thence South 62 degrees 36 minutes 44 seconds East 112.87 feet to an iron pin; thence South 64 degrees 30 minutes 35 seconds East 685.39 feet to an iron pin; thence North 25 degrees 04 minutes 57 seconds East 120.03 feet to an iron pin; thence North 02 degrees 06 minutes 53 seconds East 167.34 feet to an iron pin; thence North 44 degrees 46 minutes 08 seconds East 210.87 feet to an iron pin; thence South 27 degrees 07 minutes 50 seconds East 299.06 feet to an iron pin; thence South 48 degrees 34 minutes 00 seconds West 1322.62 feet to an iron pin; thence South 20 degrees 33 minutes 25 seconds West 208.75 feet to an iron pin; thence South 43 degrees 24 minutes 35 seconds East 239.25 feet to an iron pin; thence South 47 degrees 19 minutes 01 seconds West 320.11 feet to the point of beginning, according to a survey by Phillip E. Holmes, Jr., RLS #1728, dated December 4, 1997.

Property Address:	5010 Tranham Rd. Whites Creek, TN 37189
Owner's Name:	Binh Phan
Owner's Address:	7096 Morgan Road Fort Campbell, KY 42223
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	031 082.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 15, 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 1, 2007, and recorded at Instrument No. 20070604-0065749 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: _____
Authorized Signatory
Nashville, Tennessee Shelley Schroeder

State of Tennessee
County of Davidson

On the 12 day of October, 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

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 $60,000.00, 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 15 day of October, 2007.

My Commission Expires:

6-6-08

_____
(Seal)
Notary Public

TINA TARACZKOZY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Previous Editions are Obsolete

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