Davidson County DEEDWARR
Recvd: 01/11/08 10:43 2 pg
Fees:13.00 Taxes:410.70
20080111-0003528

CASH DEED FOR TENNESSEE

FHA Case No. **483-345538**

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 JANUARY, 2008**, by and between Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Jennifer Nicole Cook and Eric Michael Cook** 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:

Land situated in Davidson County, Tennessee and being more particularly described as follows: Being a tract of land on the northeasterly margin of Clarksville Pike, and being all of the property described in Deed Book 6265, Page 905, Register's Office, Davidson County, Tennessee, and further described according to a Mortgage Loan Inspection by Campbell, McRae, and Associates Surveying, Incorporated, 2424 21st Avenue So. Suite 201, Nashville, Tennessee 37212 License Number 1673, dated 4/28/94, as follows: Beginning at a point in the northeasterly margin of Clarksville Pike, said point being southwesterly corner of Dan Tarpey of record in Deed Book 5763, page 740, said Register's Office and being the southerly corner of the herein described tract; thence, North 43 degrees East 210.3 feet to a point; thence North 50 degrees West 105 feet to a point; thence South 43 degrees West 210.3 feet to a point in the northeasterly margin of Clarksville Pike; thence along said margin South 50 degrees East 105 feet to the Point of Beginning.

Property Address:	5130 Clarksville Hwy Whites Creek, TN 37189
Owner's Name:	**Jennifer Nicole Cook** **Eric Michael Cook**
Owner's Address:	216 Curtis Crossroads Hendersonville, TN 37075
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	**39 084.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 4, 2008

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 **October 2, 2006**, and recorded at **Instrument No. 20070212-0017892** 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 Schroede
Authorized Signatory
Nashville, Tennessee Shelley Schroede

State of Tennessee
County of Davidson

On the 2 day of January, 2008 BC, 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

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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 **$111,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer McCulcook
Affiant

Subscribed and sworn to before me this 4 day of January, 2008.

My Commission Expires:

6.6.08

(Seal)
Notary Public

TINA TARACZKOZY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY