Davidson County DEEDWARR
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Fees:13.00 Taxes:335.78
20080326-0030231

CASH DEED FOR TENNESSEE

FHA Case No. **483-326719**

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 **24th day of March, 2008**, by and between Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **W. Brandon Hutchison** , 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 2 OF THE R.R. MINCY LAND, BEING A RESUBDIVISION OF PART OF LOT NO. 3 OF THE K. J. MORRIS LANDS, OF RECORD IN BOOK 57, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY PREPARED BY WILLIAM COLLIER PARRISH ASSOCIATES, CIVIL ENGINEERS, DATED JUNE 2, 1959, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BELL GRIMES LANE, BEING 67 FEET EAST OF THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO W.E. BATEY, ET UX, BY DEED FROM HENRY T. BEASLEY, JR., ET UX, OF RECORD IN BOOK 2904, PAGE 45, SAID REGISTER'S OFFICE; THENCE NORTHERLY 206.73 FEET TO A POINT; THENCE SOUTH 83 DEGREES 06 MINUTES EAST 67.2 FEET TO A POINT; THENCE SOUTH 3 DEGREES 8 MINUTES WEST 205.35 FEET TO A POINT IN THE NORTHERLY MARGIN OF BELL GRIMES LANE; THENCE WITH SAID MARGIN NORTH 86 DEGREES 04 MINUTES WEST 67 FEET TO THE POINT OF BEGINNING.

Property Address:	1240 Bell Grimes Lane Nashville, TN 37207
Owner's Name:	**W. Brandon Hutchison**
Owner's Address:	1305 Dalemere Drive Nashville, TN 37207
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	**04107002100**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 24, 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 9, 2007**, and recorded at **Instrument No. 20071231-0149281** 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 20 day of March, 2008, 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

BRANDON COUNG 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 **$90,750.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

W Brandon Jutchins
Affiant

Subscribed and sworn to before me this 24 day of March 2008.

My Commission Expires: 10/25/2008

(Seal)
Notary Public

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY