Davidson County DEEDWARR
Recvd: 06/03/08 14:00 2 pg
Fees:13.00 Taxes:259.56
20080603-0056597

CASH DEED FOR TENNESSEE

FHA Case No. **483-368351**

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 **30th day of May, 2008,** by and between Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Flor Melgar** , unmarried her 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:

Tract I, Land in Davidson County, TN, being Lot No. 153 on the plan of Brook View Estates, Section 2, as of record in Book 4460, Page 163 Register's Office for said County To which plat reference is here made for a more complete and accurate legal description.

Tract II: Commencing with the Northwest corner of Lot 152 as shown in Brook View Estates, Section 2 recorded in Book 4460, Page 163 Davidson County, Tennessee, also being the eastern right of way margin of Amelia Drive; thence Southerly with the said right of way and with a curve to the right having a radius of 50.0 feet and distance of 39.778 feet to an iron pin; thence with the said right of way and said curve southerly a distance of 3.16 feet to an iron pin; thence S 63 degrees 38 minutes 52 seconds E 147.48 feet to an iron pin; thence N 42 degrees 34 minutes 14 seconds E 13.27 feet to an iron pin; thence N 67 degrees 16 minutes 21 Seconds W 1551.59 feet to the point of beginning, containing 1280 square feet, more or less.

Property Address: 625 Amelia Drive
Antioch, TN 37013

Owner's Name: **Flor Melgar**

Owner's Address: 327 Haywood Lane

Nashville, TN 37211

Mail Tax Bill to: Owner at Owners Address

Parcel No.: **16210015300**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: **May 30, 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 **December 19, 2007**, and recorded at **Instrument No. 20080122-0006286** 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

415.87

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 28 day of May, 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

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 **$70,150.00,** 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 30 day of May 2008

My Commission Expires:

10/25/2008

_____ (Seal)
Notary Public

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY