Davidson County DEEDWARR
Recvd: 06/27/08 11:10 2 pgs
Fees:13.00 Taxes:98.05
20080627-0066496

CASH DEED FOR TENNESSEE

FHA Case No. **483-164605**

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 **25th day of June, 2008,** by and between Secretary of Housing and Urban Development, of Washington, D.C., and its successors, party of the first part, and **Mohammad Ali Mehramfar and Ethy Mehr** , 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 IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT: #13 ON THE PLAN OF ANDERSON ESTATES AS OF RECORD IN BOOK: #1130, PAGE #37, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT: #146 ON THE PLAN OF RESUBDIVISION OF LOT: #1 AND #13, OF SAID ANDERSON ESTATES, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY ANDERSON AND GEE, SURVEYORS, AUGUST 5, 1946, AS FOLLOWS:

BEGINNING ON THE EAST MARGIN OF SCALF DRIVE AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JAMES HENRY NEWLAND AND WIFE, BY DEED FROM JOSEPH D. MILLIRON ET AL, AS OF RECORD IN BOOK: #1031, PAGE #303, SAID REGISTER'S OFFICE;

THENCE WITH THE LINE BETWEEN LOT: #146 AND #148 AND NEWLAND'S NORTHEASTERLY LINE, EAST 169.5 FEET TO THE COMMON CORNER OF LOT: #134, #135, #146, AND #148;

THENCE WITH THE LINE BETWEEN LOT: #135 AND #146, NORTH 50 FEET TO THE COMMON CORNER OF LOT #135, #136, #145, AND #146;

THENCE WITH THE LINE BETWEEN LOT: #145 AND 146 WEST 170.1 FEET TO THE EAST MARGIN OF SCALF DRIVE;

THENCE WITH TH SAME SOUTH 50 FEET TO THE BEGINNING.

Property Address: 318 Scalf Drive
Madison, TN 37115

Owner's Name: **Mohammad Ali Mehramfar**
Ethy Mehr
Owner's Address: 146 Gatone Drive

Hendersonville, TN 37075

Mail Tax Bill to: Owner at Owners Address

Parcel No.: **04307000600**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 25, 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 **January 8, 2008**, and recorded at **Instrument No. 20080311-0024346** 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: Shelly Schroeder
Authorized Signatory Shelly Schroeder
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 23 day of June, 2008, before me the undersigned Notary Public of the State and County aforesaid, appeared Shelly 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 CRAIG
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 **$26,500.00**, 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 20th day of June, 2008

My Commission Expires: 9-19-09

Notary Public

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Previous Editions are Obsolete

HUD-91879 (408 Edition)
(24 CFR 200.150)