CASH DEED FOR TENNESSEE

FHA Case No. **483-271646**

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 **11th day of August, 2008,** by and between, Secretary of Housing and Urban Development, of Washington, D.C., or its' successors, party of the first part, and **Beverly McCoin and Robert McCoin**, 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:

SEE ATTACHED EXHIBIT A

Property Address: 1073 Hitt Lane
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 08/19/08 11:09 3 pgs
Fees:18.00 Taxes:217.19
20080819-0085172

Owner's Name: **Beverly McCoin**
Robert McCoin
Owner's Address: 818 S. Dickerson Road

Goodlettsville, TN 37072

Mail Tax Bill to: Owner at Property Address

Parcel No.: **02500014300**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 11, 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 **April 11, 2007**, and recorded at **Instrument No. 20080505-0046245** 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

State of Tennessee
County of Davidson

On the 7 day of August, 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 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 **$58,700.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Beverly McCoin
Affiant

Subscribed and sworn to before me this 14th day of August, 2008.

My Commission Expires:
9-19-09

Memorie K. White
(Seal)
Notary Public

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

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

EXHIBIT A

Land in the 11th Civil District of Davidson County, Tennessee, described as follows: Beginning at an iron pin in the westerly right-of-way of Hitt Lane (20 feet from the centerline); said iron pin marking the northeasterly corner of the herein described tract and being in the southerly boundary line of property owned by Fred E. Malone of record in Deed Book 5951, page 271 said Register's Office; thence with the westerly right-of-way of Hitt Lane South 21 degrees 49 minutes 32 seconds East 149.82 feet to an iron pin; thence leaving said right-of-way with the northerly and westerly boundary line of property owned by Lena Highers of record in Deed Book 3102, page 515, said Register's Office as Follows: South 88 degrees 21 minutes 21 seconds West 263.51 feet to an iron pin; South 18 degrees 05 minutes 00 seconds West 559.11 feet to an iron pin; thence with the easterly boundary line of property owned by the above mentioned Fred B. Malone as follows: North 74 degrees 03 minutes 59 seconds west 293.01 feet to an iron pin; North 25 degrees 03 minutes 58 seconds East 638.17 feet to an iron pin; North 87 degrees 08 minutes 47 seconds East 393.27 feet to the beginning, according to a survey by William A. Cummings , Tennessee Registered Land Surveyor No. 1314, dated June 7, 1995. Being the same property conveyed to the grantor(s) by deed of even date being recorded simultaneously herewith.

Commonly known as: 1073 Hitt Lane, Goodlettsville, Tennessee 37072.

Tax Parcel No.: 02500014300