Davidson County DEEDWARR
Recvd: 12/02/08 10:11 2 pgs
Fees:13.00 Taxes:488.40
20081202-0116741

CASH DEED FOR TENNESSEE

FHA Case No. 483-370401

This instrument was prepared by & return to: **Department of Housing and Urban Development c/o Fearnley & Califf, PLLC, 565 Marriott Drive, Suite 850, Nashville, TN 37214**

This Indenture, made and entered into this **26th day of November, 2008**, by and between **Secretary of Housing and Urban Development, of Washington, D.C., or his successors,** party of the first part, and **Elliott Jones and Tennisha Jones, married,** his/her 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 of **Davidson**, State of Tennessee, to wit:

Lot Number 190, Hallmark, a Cluster Lot Subdivision, Final Plat Section One of record in Instrument Number 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Property Address:	**4109 Park Trail Pt, Antioch, TN 37013**
Owner's Name:	**Elliott Jones and Tennisha Jones**
Owner's Address:	**400 Windellwood Circle #418C, Smyrna, TN 37167**
Mail Tax Bills to:	**Owner at Property Address**
Parcel No.:	**164080A03900CO**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 26, 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 **May 28, 2008**, of record in **Instrument Number 200806090058943**, 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.

69611

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).

Secretary of Housing and Urban Development

By: Shelley Allen (Seal)

Shelley Allen
(Type or Print Name)

PMC manager
(Type or Print Title)

State of **TENNESSEE**
County of **DAVIDSON**

On the 24 day of November, 2008, before me the undersigned Notary Public of the State and County aforesaid, appeared Shelley Allen 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.

Notary Public

M. A. MASITIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

My Commission Expires: 1/24/09

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 **$132,000.00** 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 20 day of November, 2008.

My Commission Expires:

10/23/2012

Notary Public (Seal)

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY