Davidson County DEEDWARR
Recvd: 03/03/09 10:10 2 pgs
Fees:13.00 Taxes:215.53
20090303-0018603

CASH DEED FOR TENNESSEE

FHA Case No. **483-368382**

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 February, 2009**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Antoinette M. Mayes and Carla R. Stephenson** , Joint Tenants 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 Davidson**, State of Tennessee, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20A ON THE ZONE LOT DIVISION OF LOTS 15, 17, AND 20, JUSTIN TOWNE RESUBDIVISION OF LOTS 13 THROUGH 26, SECTION II, AS OF RECORD IN BOOK 5200, PAGE 619 AMENDING BOOK 5200, PAGE 528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY SOUTHWEST CORNER OF THE WESTERLY HALF OF LOT 20; THENCE LEAVING SAID RIGHT OF WAY NORTH 27 DEGREES 20' 23" WEST 227.55 FEET TO A POINT; THENCE SOUTH 83 DEGREES 43' 54" EAST 79.49 FEET TO A POINT; THENCE SOUTH 16 DEGREES 37' 37" EAST 95.41 FEET TO A POINT; THENCE SOUTH 6 DEGREES 18' 09" EAST 43.88 FEET TO A POINT; THENCE SOUTH 11 DEGREES 08' 55 EAST 55.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF JUSTIN TOWNE COURT; THENCE WITH SAID MARGIN ALONG A CURVE 17.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,770 SQUARE FEET, MORE OR LESS.

Property Address:	3138 Justin Towne Ct Antioch, TN 37013
Owner's Name:	**Antoinette M. Mayes** **Carla R. Stephenson**
Owner's Address:	612 Holt Run Ct Nashville, TN 37211
Mail Tax Bill to:	Owner at Owner's Address
Parcel No.:	**15002018800**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 25, 2009

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 **November 24, 2008**, and recorded at **Instrument No. 20081202-0116596** 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 Allen
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 23 day of February, 2009, 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.

My Commission Expires:
Sept. 14, 2011

Angelique M. Lawson
NOTARY PUBLIC
TENNESSEE
Rutherford County

Angelique M Lawson
Notary Public

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 $58,251.00, 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 25th day of February, 2009

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