BILL GARRETT, Davidson County
T20090017732 DEEDWARR
Recvd: 03/17/09 10:54 2 pgs
Fees:13.00 Taxes:490.25
20090317-0023862

CASH DEED FOR TENNESSEE

FHA Case No. **483-342344**

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 **12th day of March, 2009**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Justin Temple and Abby Temple** , 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:

Property located in the 10th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 23.01 Davidson County Property Map 32, and being more particularly described according to a survey by J. Bruce Rainey, surveyor #823, dated March 17, 2004 and known as job No. 04-0056, as follows:

Beginning at an existing iron pipe in the Northerly right-of-way of Hunters Lane at the Southwest corner of the herein described tract. Said pipe being the Southeast corner of the Huey Gilbreath and H. Lane Palmer property of record in Book 8678, Page 468, R.O.D.C., TN. said also being located approximately 210 minutes easterly from Brick Church Pike. Thence from said point of beginning with the line of Gilbreath & Palmer, N 06 degrees 02 minutes 01 seconds E - 239.92 minutes to an iron pin set in the southerly line of the Louis Suddath Etux property of record in Book 2015, Page 293, R.O.D.C. TN, thence with said line S 83 degrees 42 minutes 31 seconds E-59.81 minutes to an existing iron pin in the Westerly line of the George Patterson Etux property of record in Book 9039, Page 109, R.O.D.C., TN, Thence with said line, S 12 degrees 34 minutes 25 seconds E --224.15 minutes to an existing iron pin in the northerly right-of-way of Hunters Lane; thence with said right-of-way and a curve right having a radius of 441.91, a chord length of 134.13 minutes, said chord having a bearing of S 84 seconds, 19 minutes 29 seconds W and an arc length along said curve of 134.65 minutes to the point of beginning, containing 22,557 square feet, more or less.

Property Address:	1600 Hunters Ln Nashville, TN 37207
Owner's Name:	**Justin Temple** **Abby Temple**
Owner's Address:	1134 Lenox Place Goodlettsville, TN 37072
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	**0320000 2301**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 12, 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 **December 3, 2008**, and recorded at **Instrument No. 20081230-0123213** 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.

700.95

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 10 day of March, 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. 15, 2012

Angelique M. Lawson STATE OF TENNESSEE NOTARY PUBLIC 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 **$132,500.00**, 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 12th day of March, 2009.

My Commission Expires:

Delores I. de Priest STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Delores I. deFriest
(Seal)
Notary Public

Previous Editions Obsolete

HUD-91879 (4085 Edition)
(24 CFR 200.150)