BILL GARRETT, Davidson County
Trans:T20090027316 DEEDWARR
Recvd: 04/27/09 10:27 3 pgs
Fees:18.00 Taxes:218.30
20090427-0037539

CASH DEED FOR TENNESSEE

FHA Case No. 483-351085

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 **23rd day of April, 2009**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Eric Quiram and Amanda Quiram** , 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:	1320 Shelton Ave Nashville, TN 37216
Owner's Name:	**Eric Quiram** **Amanda Quiram**
Owner's Address:	1616 Holly St Nashville, TN 37206
Mail Tax Bill to:	Owner at Owner's Address
Parcel No.:	**072070031.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 23, 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 22, 2008**, and recorded at **Instrument No. Corrected 20081229-0122908** 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, 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:

236.30

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns

By: _____
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 21 day of April, 2009, before me the undersigned Notary Public of the State and County aforesaid, appeared _____ 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. 10, 2009 _____ Notary Public

Angelique M. Lawson
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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 **$59,000.00**, 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 23rd day of April, 2009.

My Commission Expires:
9-19-09 _____
(Seal)
Notary Public

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

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of lots nos 20 and 21 on the plan of the subdivision of the Mora Sharpe Lands, as shown on plat of record in book 547 page 114, in the Register's Office of Davidson County, Tennessee; and further described according to a survey by John Kohl dated November 30, 1983, as follows: said parts of lots nos 20 and 21 fronts together 150 feet on the southerly margin of Shelton Avenue and run back 75 feet on the easterly margin and 75 on the westerly to a line to the rear whereon together they measure 150 feet more or less.

Being the same property conveyed to Ernest W. Exum by deed from Hamida Siddiqi and husband, Dean Siddiqi recorded 12/28/1999 at document number 199912280307816, in the Register's Office of Davidson County, Tennessee.

Tax Parcel No.: 31.00