BILL GARRETT, Davidson County
Trans:T20090033312 DEEDWARR
Recvd: 05/20/09 12:14 2 pgs
Fees:13.00 Taxes:214.60
20090520-0046391

CASH DEED FOR TENNESSEE

FHA Case No. **483-379678**

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 **18th day of May, 2009**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Betsy Ann Johnston** , Married her 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:

Described property located in Davidson County, Tennessee, more particularly described as follows:

Lot Number 1 on the plan of Northview Subdivision, not of record, and a part of an alley lying in the rear Lot Number 1, as closed by instrument of record in Book 3072, Page 185, Register's Office for Davidson County, Tennessee, as follows:

Beginning at the northeast intersection of Otay Avenue and Northview Avenue; thence along the margin of said alley as abandoned and closed; thence easterly 75 feet to a point opposite the corner of Lot Numbers 1 and 2; thence southerly and along the line of Lot Number 1 and 2, extended and along said line 116.5 feet to the North margin of Otay Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

This conveyance is subject to an easement for driveway across Lot Number 1, and an abandoned alley which is described as follows: Beginning in the centerline of an abandoned alley closed by instrument of record in Book 3072, Page 185, Register's Office for said county, said alley lying between Lots Number 1 and 3 on said plan, said point being in the Easterly margin of Northview; thence with the center of said alley, Easterly 40 feet to a point; thence Southerly, parallel to Northview Avenue, 6 1/2 feet to the North Margin of said abandoned alley; thence with the margin of the same Westerly 15 feet to a point; thence Southerly parallel to Northview Avenue 3.5 feet to a point, thence Westerly 25 feet to a point in the Easterly margin of Northview Avenue; thence with the margin of the same, Northerly 10 feet to a point of beginning.

Property Address:	1301 Otay St Nashville, TN 37216
Owner's Name:	**Betsy Ann Johnston**
Owner's Address:	168 Harrington Ave Madison, TN 37115
Mail Tax Bill to:	Owner at Owner's Address
Parcel No.:	**07210026200**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 18, 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 3, 2008**, and recorded at **Instrument No. 20090213-0012728** 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, her 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 14th day of May, 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: 11/7/12

Notary Public

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 **$58,000.00**, 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 18 day of May 2009.

My Commission Expires:
10/23/2012

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Previous Editions are Obsolete

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