BILL GARRETT, Davidson County
Trans:T20090038936 DEEDWARR
Recvd: 06/11/09 10:24 3 pgs
Fees:18.00 Taxes:560.55
20090611-0054160

CASH DEED FOR TENNESSEE

FHA Case No. **483-385493**

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 **9th day of June, 2009**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Judith Daniel**, UNMARRIED 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: Land in the 2nd formerly 5th Civil District of Davidson County, Tennessee, being a part of the Moran Tract of Land, described as follows: Beginning at a point in the center of Franklin Limestone Road, said point being the northeast corner of a 15 Acre tract sold to Parrish; thence S 1 degrees East along the Westerly fence line of said Parrish 15 acre tract 1184.2 feet, more or less, to a stake in Old Fence Row (Parrish south-west Corner): thence S 69 degrees 05 feet west and along old fence row 430 feet more or less, to a stake in said fence row; thence N 1 Degrees west 1010 feet, more or less, to a point in the center of Franklin Limestone Road, thence N 81 degrees 30 minutes East along the Center of said road 390 feet, more or less, to the point of Beginning and containing 10 acres, more or less.

Including in the above description but expressly excluded from this conveyance is the property conveyed to Charles T. Young and wife, Ruth Young by deed of record in Book 4404, Page 505, said register's office by Herman T.Crittenden and wife, Myrtle Crittenden described as follows: A tract of land in the 2nd formerly the 5th Civil District of Davidson County, Tennessee, being part of the Moran tract of land, described according to a survey by Howard W. Anderson, Engineer, dated January 14, 1970, as follows: beginning at a spike in the center of Franklin Limestone Road, said point being the Northeast corner of the Charles Young property and the Northwest corner of the property conveyed to Herman T. Crittenden and wife, by deed of record in Book 1006, Page 80, Register's Office for said county; thence N 83 degrees 37 minutes east and along the center of said road 125 feet to a spike, thence S 1 Degrees 00 minutes east and with the boundary of the Herman T. Crittenden property 1075.26 feet to an iron pin in an existing fence line;thence N 73 degrees 04 minutes west and with the fence line mentioned 130 feet to an iron pin. Thence N 1 degrees 00 minutes west and with a fence which forms the easterly line of Charles Young property 1023.26 ft. to the point of beginning.

Property Address: 248 Franklin Limestone Rd
nashville, TN 37217

Owner's Name: **Judith Daniel**

Owner's Address: 100 Antioch Pk # 1201

Nashville, TN 37211

Mail Tax Bill to: Owner at Property Address

Parcel No.: **13500038900**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 9, 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 **February 13, 2009**, and recorded at **Instrument No. 20090403-0030105** 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 5th day of June, 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 **$151,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Judith Daniel
Affiant

Subscribed and sworn to before me this 9 day of June, 2009.

My Commission Expires:
10/23/2012

D K McClark

K. McCLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Previous Editions are Obsolete

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

(Seal)
Notary Public