BILL GARRETT, Davidson County
Trans:T20090065269 DEEDWARR
Recvd: 09/24/09 12:11 3 pgs
Fees:18.00 Taxes:235.51
20090924-0088929

CASH DEED FOR TENNESSEE

FHA Case No. 483-296569

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 September, 2009**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **First Nashville Realty & Management, Inc.** , 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: 2360 Una Antioch Pike
Antioch, TN 37013

Owner's Name: **First Nashville Realty & Management, Inc.**

Owner's Address: 2819 Gallatin Pike

Nashville, TN 37216

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: **149 030.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 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 **November 27, 2009**, and recorded at **Instrument No. 20090316-0023110** 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: _____
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 21st day of SEPT, 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 **$63,650.00**, 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 September 2009.

My Commission Expires: 11/22/10

(Seal)
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

BEING TRACTS: #2 AND #3 ON THE MAP OF THE SUBDIVISION OF THE JOE WESLEY JAMISON AND WIFE'S FARM, NOT OF RECORD,

DESCRIBED TOGETHER ACCORDING TO A SURVEY MADE BY JOHN D. KERR, COUNTY SURVEYOR OF RUTHERFORD COUNTY, TENNESSEE, JULY 7, 1950, AS FOLLOWS:

BEGINNING IN THE CENTER OF THE UNA TO ANTIOCH PIKE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO PAUL MIBURN HELTON, JR. AND WIFE,

BY DEED FROM JOE WESLEY JAMISON AND WIFE, OF RECORD IN BOOK: #2044, PAGE: #197, AS

CORRECTED BY DEED OF RECORD IN BOOK: #2278, PAGE: #463, REGISTER'S OFFICE FOR SAID COUNTY;

THENCE WITH SOUTHERLY LINE OF SAID HELTON PROPERTY, SOUTH 72 DEGREES 20 MINUTES EAST 326 FEET;

THENCE SOUTH 1 DEGREE 55 MINUTES WEST 140 FEET TO THE NORTHEAST CORNER OF LOT: #4, ON SAID MAP OF SAID SUBDIVISION;

THENCE WITH THE LINE BETWEEN LOTS: #3 AND #4, NORTH 82 DEGREES 50 MINUTES WEST 357 FEET TO THE CENTER OF SAID UNA TO ANTIOCH PIKE;

THENCE NORTH 9 DEGREES 57 MINUTES EAST 100 FEET; THENCE NORTH 16 DEGREES 55 MINUTES EAST 100 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.