CASH DEED FOR TENNESSEE

FHA Case No. 483-253579

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 **16th 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 **Cleo Groves and Louise Groves** , 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 80 ON THE PLAN OF PARKWOOD ESTATES, SECTION I, AS OF RECORD IN BOOK 2900, PAGE 119 & 120, SAID REGISTER'S OFFICE. SAID LOT NO 80 FRONTS 79.9 FEET ON THE EASTERLY MARGIN OF SPEARS ROAD AND RUNS BACK BETWEEN LINES MEASURING 117.0 FEET ON THE NORTHERLY SIDE AND 119.9 FEET ON THE SOUTHERLY SIDE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 92.6 FEET.

Property Address: 3104 Spears Rd
Nashville, TN 37207

Owner's Name: **Cleo Groves**
Louise Groves
Owner's Address: 145 Oak Valley Drive

Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20090066187 DEEDWARR
Recvd: 09/29/09 11:11 2 pgs
Fees:13.00 Taxes:236.80
20090929-0090303

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: **06002014100**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 16, 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 **May 28, 2009**, and recorded at **Instrument No. 20090626-0059562** 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 they 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: Kenyon Sales
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 14th day of SEPT., 2009, before me the undersigned Notary Public of the State and County aforesaid, appeared KENTON SALES 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 **$64,000.00**, 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 16 day of September, 2009.

My Commission Expires:
10/23/2012

(Seal)
Notary Public

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY