BILL GARRETT, Davidson County
Trans:T20090075600 DEEDWARR
Recvd: 11/05/09 12:21 2 pgs
Fees:13.00 Taxes:218.30
20091105-0102392

CASH DEED FOR TENNESSEE

FHA Case No. 483-329737

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 **3rd day of November, 2009**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Timothy Blaine Teague** , Unmarried his 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, to wit:

Lot Number 178 on the Plan of Cloverhill, Section IV, as of record in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot Number 179 fronts 65 feet on the northeasterly side of Cottonwood Drive and extends back 291.9 feet on the northwesterly line and 340.4 feet on the southwesterly line to a dead line in the rear on which it measures 150 feet.

Property Address:	417 Cottonwood Dr Nashville, TN 37214
Owner's Name:	**Timothy Blaine Teague**
Owner's Address:	3508 Philadelphia Lebanon, TN 37087
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	09606012500

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 3, 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 **September 22, 2008**, and recorded at **Instrument No. 20090812-0075845** 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 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 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 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 successors and/or assigns

By: _____
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 30 day of October, 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 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 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 as an authorized signatory.

My Commission Expires:
Sept. 10, 2011

Angelique M. Lawson
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.

Timothy Blaine Teague
Affiant

Subscribed and sworn to before me this 3rd day of November 2009.

My Commission Expires: 6/18/2013

(Seal)
Notary Public

ROBBIE L. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Previous Editions are Obsolete

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