CASH DEED FOR TENNESSEE

FHA Case No. 483-360564

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 **12th 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 **Leland D. Watts** , Married 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:

BEING part of Lots 139 & 140, on the Map of Cobbs Subdivision of Lot No. 6 of Subd of Hardings Bosley Tract, of record in Book 161, Page 155,* Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. (*erroneously shown as Book 61, Page 155 on prior deeds)

Beginning at a point in the northerly line of Osage Street, which point is 90.5 feet east of the southeast intersection of Osage Street and 24th Avenue North; thence north 75 degrees 30' east 59.5 feet to the westerly margin of an alley; thence along the westerly margin of said alley north 15 degrees 30' west 100 feet; thence
south 75 degrees 30' west 58.5 feet; thence south 15 degrees east 100 feet to the beginning.

BILL GARRETT, Davidson County
Trans:T20090077667 DEEDWARR
Recvd: 11/16/09 10:08 2 pgs
Fees:13.00 Taxes:169.28
20091116-0105114

Property Address: 2308 Osage St
Nashville, TN 37208

Owner's Name: **Leland D. Watts**

Owner's Address: ~~6744 Old Hillsboro Rd~~ **2619 Gallatin Road**

~~Brentwood, TN 37027~~ **Nashville, TN 37219**

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 08110023500

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 12, 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 **April 22, 2009**, and recorded at **Instrument No. 20090717-0066952** 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 9th day of Nov, 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: 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 **$45,750.00**, 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 12th day of November, 2009.

My Commission Expires: 1-9-12

_____
(Seal)
Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.