# CASH DEED FOR TENNESSEE

FHA Case No. 483-331805

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 **1st day of December, 2009**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Ronald A Phipps** , 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Archwood Acres, Section Two,as of record in Book 2331, Page 12, Register's Office for Davidson County, Tennessee. Said Lot NO. 7 fronts 135 feet on the easterly side of Myatt Drive and extends back 377.06 feet on the Northerly line and 215 feet on the Southerly line to a dead line, measuring 210 feet thereon. Less and except the following property: Beginning at a point in the present easterly right-of-way line Myatt Drive at the Northwest corner of the Frey Lands; thence easterly along the Northerly line of the Frey lands, 11.5 feet to the new proposed easterly right-of-way line of Myatt Drive; thence Southerly along the new proposed right-of-way line of Myatt Drive, 135.5 feet to a point in the Southerly property line of the Frey Lands; thence Westerly along the Southerly property line of the Frey Lands 16.5 feet to Frey's Southwest corner; the same being in the Easterly right-of-way line of Myatt Drive; thence Northerly along the present right-of-way line of Myatt Drive, 135 feet to the point of beginning.

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| Property Address: | 205 Myatt Drive<br>Madison, TN 37115 |
| Owner's Name: | **Ronald A Phipps** |
| Owner's Address: | 2984 Greer Road<br>Goodlettsville, TN 37072 |
| Mail Tax Bill to: | Owner at Owner's Address |
| Parcel No.: | 04311005800 |

BILL GARRETT, Davidson County
Trans:T20090081807 DEEDWARR
Recvd: 12/03/09 09:54 2 pgs
Fees:13.00 Taxes:170.87
20091203-0110670

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 1, 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 **June 17, 2009**, and recorded at **Instrument No. 20091009-0094010** 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 27th 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: 4/7/12

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 **$46,180.00**, 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 30th day of November, 2009.

My Commission Expires:
10/23/2012

(Seal)
Notary Public

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY