After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090085063 DEEDWARR
Recvd: 12/17/09 13:17 2 pgs
Fees:13.00 Taxes:273.80
20091217-0114971

CASH DEED FOR TENNESSEE

FHA Case No. 483-306654

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 **8th 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 **Paraviz Sadeghian, Married and Sanaz Saadat, Married**, Tenants in Common 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF BESS ESTATES, SECTION 1, OF RECORD IN PLAN BOOK 4460, PAGE 154, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 43.33 FEET ON THE NORTHEASTERLY MARGIN OF DELVIN DRIVE AND EXTENDS BACK 123.10 FEET ON THE WESTERLY LINE AND 142.51 FEET ON THE SOUTHEASTERLY LINE TO A BROKE LINE IN THE REAR, MEASURING 177.60 FEET THEREON.

Property Address:	178 Delvin Dr Antioch, TN 37013
Owner's Name:	**Paraviz Sadeghian** **Sanaz Saadat**
Owner's Address:	2004 Tryon Ct Nolensville, TN 37135
Mail Tax Bill to:	Owner at Owner's Address
Parcel No.:	162 06 0 329.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 8, 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 12, 2009**, and recorded at **Instrument No. 20090921-0087528** 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 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 4th day of DECEMBER 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:
08/03/10

SHARON K. LA COURT
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

Sharon K. LaCourt
Notary Public

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 **$74,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kenneth Swenson
Affiant

Subscribed and sworn to before me this 8th day of December, 2009.

My Commission Expires:
5/6/2013

TABITHA N. CALHOUN
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 6, 2013

(Seal)
Notary Public