BILL GARRETT, Davidson County
Trans:T20090087831 DEEDWARR
Recvd: 12/31/09 09:44 2 pgs
Fees:13.00 Taxes:179.82
20091231-0118797

CASH DEED FOR TENNESSEE

FHA Case No. 483-333351

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 **29th 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 **Richard R Dillard and Anita Dillard** , 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:

All that parcel of land in City of Joelton, Davidson County, State of Tennessee, as more fully described in Deed Book 10926, Page 891, ID# 4-00-8, being known and designated as Whites Creek Pike, containing 2 acres more or less, metes and bounds property.

BEGINNING at a point in the east right-of-way of Whites Creek Pike (U.S. Highway No. 431) and the center of a private drive leading to the residence of Floyd Wooden; thence with the east right-of-way of Whites Creek Pike, South 32 degrees East, 210 feet to a point; thence on a line parallel with said private drive, North 30 degrees East 420 feet to a point; thence parallel with said Whites Creek Pike, North 32 degrees 210 feet to a point in the center of said private drive; thence with the center of said private drive, South 30 degrees West, 420 feet to the beginning, containing two acres more or less.

Property Address:	8480 Whites Creek Pike Joelton, TN 37080
Owner's Name:	**Richard R Dillard** **Anita Dillard**
Owner's Address:	1861 Edgar Dillard Road Greenbrier, TN 37073
Mail Tax Bill to:	Owner at Owner's Address
Parcel No.:	00400000800

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 29, 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 13, 2009**, and recorded at **Instrument No. 20090827-0080469** 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 24th day of DEC, 2009, before me the undersigned Notary Public of the State and County aforesaid, appeared CHERYL MAUTA 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: 11-1-12

_____
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 **$48,600.00**, 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 29th day of December 2009.

My Commission Expires: 6/18/2013

_____
(Seal)
Notary Public

ROBBIE L. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY