BILL GARRETT, Davidson County
Trans:T20100004084 DEEDWARR
Recvd: 01/21/10 13:28 3 pgs
Fees:18.00 Taxes:140.42
20100121-0005292

CASH DEED FOR TENNESSEE

FHA Case No. 483-360187-2

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 **19th day of January, 2010**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Bruce Peery** , 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:

See Attached Exhibit A:

Property Address: 515 Hemstead St
Nashville, TN 37209

Owner's Name: **Bruce Peery**

Owner's Address: 407 31st Ave. S.

Nashville, TN 37212

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 09110030300

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 19, 2010

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. 20090514-0044516** 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: Shelley Allen
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 14th day of JAN, 2010, 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: 4/9/12

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 **$37,950.00**, 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 19th day of January, 2010.

My Commission Expires:

(Seal)
Notary Public

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

EXHIBIT A

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 26 ON THE PLAN OF URBANDALE, SECTION ONE, OF RECORD IN BOOK 1835 PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

INCLUDED IN THE ABOVE CONVEYANCE BUT EXPRESSLY EXCLUDED IS THE FOLLOWING:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF THE PROPERTY OWNED BY R.A. BALDWIN, ET UX OF RECORD IN BOOK 2340 PAGE 426, REGISTER' S OFFICE FOR DAVIDSON COUNTY, AND BEING 13.500 METERS (44.291 FEET), MORE OR LESS, RIGHT OF RAMP D SURVEY CENTERLINE STATION 741-452.00, MORE OR LESS; THENCE SOUTH 73 DEGREES 25 MINUTES 04 SECONDS WEST ALONG THE COMMON LINE, AND BEING 26.200 METERS (85.958 FEET) MORE OR LESS, TO A POINT ON THE SOUTHWESTERN CORNER OF THE PROPERTY THE COMMON CORNER WITH PROPERTY OWNED BY R.A. BALDWIN, ET UX, WILLIE K. WHITE, JR., ET UX OF RECORD IN BOOK 4877 PAGE 763, AND E.H. LITTON, ET UX OF RECORD IN BOOK 2392 PAGE 297, AND BEING 6.00 METERS (19.685 FEET) MORE OR LESS, LEFT OF RAMP D SURVEY CENTERLINE STATION 741-470.000, MORE OR LESS; THENCE NORTH 17 DEGREES 00 MINUTES 32 SECONDS WEST ALONG THE COMMON LINE WITH E.H. LITTON, ET UX, AND BEING 14.000 METERS (45.932 FEET) MORE OR LESS, TO A POINT ON THE NORTHWESTERN CORNER OF THE PROPERTY, THE COMMON CORNER WITH PROPERTY OWNED BY E.H. LITTON, ET UX, AND SEC. OF HUD OF RECORD IN BOOK 11427, PAGE 702, AND BEING 2.500 METERS (8.202 FEET) MORE OR LESS, RIGHT OF RAMP D SURVEY CENTERLINE STATION 741+481.00, MORE OR LESS; THENCE NORTH 59 DEGREES 45 MINUTES 18 SECONDS EAST ALONG THE COMMON LINE WITH SEC. OF HUD, AND BEING 12.000 METERS (39.370 FEET), MORE OR LESS, TO A POINT IN THE PROPOSED CONTROLLED ACCESS RIGHT OF WAY OF RAMP D, AND BEING 13.500 METERS (44.295 FEET) MORE OR LESS RIGHT OF RAMP D SURVEY CENTERLINE STATION 741+475.00, MORE OR LESS, THENCE SOUTH 56 DEGREES 55 MINUTES 27 SECONDS EAST ALONG THE PROPOSED CONTROLLED ACCESS RIGHT OF WAY, AND BEING 17.942 METERS (58.864 FEET) TO A POINT 13.047 METERS (42.810) RIGHT OF ACCESS RIGHT OF WAY, AND BEING 5.00 METERS (16.404 FEET) MORE OR LESS, TO A POINT OF BEGINNING, CONTAINING 295.100 SQUARE METERS (3176.000 SQUARE FEET) MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ROBBIN SIMMONS A/K/A ROBBIN MARIE SIMMONS, UNMARRIED BY DEED DATED OCTOBER 20, 2005 OF RECORD IN INSTRUMENT NO. 20051028-0130313 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 515 HEMSTEAD STREET, NASHVILLE, TENNESSEE 37209.