BILL CARRETT, Davidson County
Trans:T20100004670 DEEDWARR
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Fees:18.00 Taxes:271.95
20100125-0006155

CASH DEED FOR TENNESSEE

FHA Case No. 483-365653

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 **21st 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 **Ronnie Royce Smith** , 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:

See Attached exhibit A:

Property Address:	2551 Woodberry Dr. Nashville, TN 37214
Owner's Name:	**Ronnie Royce Smith**
Owner's Address:	5001 Bonnameade Dr. Hermitage, TN 37076
Mail Tax Bill to:	Owner at Owner's Address
Parcel No.:	09508018900

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 21, 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 **September 10, 2009**, and recorded at **Instrument No. 20091009-0094359** 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 19th 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: 4/7/12

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 **$73,501.00**, 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 21st 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT "A" ON THE PLAN OF WOODBERRY PARK, SECTION II, AS OF RECORD IN BOOK 2330, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF WOODBERRY DRIVE, AT THE CORNER OF LOTS 72 AND "A" THENCE, WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTWARDLY 86.4 FEET TO THE NORTH CORNER OF A TRIANGULAR TRACT MARKED "X", THENCE WITH THE LINE BETWEEN LOTS "A" AND "X", SOUTHEASTWARDLY 105.9 FEET TO A POINT; THENCE, NORTH 55 DEGREES 13 MINUTES EAST 90 FEET TO A POINT IN THE SOUTHWEST MARGIN OF A 50 FOOT STREET OR ROAD; THENCE WITH THE MARGIN OF THE SAME, NORTHWESTWARDLY 176.1 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, WESTWARDLY 39.8 FEET TO A POINT IN THE SOUTH MARGIN OF WOODBERRY DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTWARDLY 76.4 FEET TO THE BEGINNING.