CASH DEED FOR TENNESSEE

FHA Case No. 483-375412-1

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 **26th day of April, 2010**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **NFTW, LLC** , 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:

BILL GARRETT, Davidson County
Trans:T20100025255 DEEDWARR
Recvd: 04/28/10 10:21 3 pgs
Fees:18.00 Taxes:81.77
20100428-0032117

See Attached Exhibit A:

Property Address: 708 Oneida Ave
Nashville, TN 37207

Owner's Name: **NFTW, LLC**

Owner's Address: PO Box 578

Island Heights, NJ 08732

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 071 12 0 231.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 26, 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 **October 7, 2009**, and recorded at **Instrument No. 20091110-0103953** 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: Shelley Allen
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 22 day of April 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/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:
Sept 10, 2011

Angelique M Brown
Notary Public

Angelique M Brown STATE OF TENNESSEE NOTARY PUBLIC Rutherford 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 **$22,100.00**, 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 26 day of April 2010.

My Commission Expires: 6/18/13

(Seal)
Notary Public

ROBBIE L. WAGNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Victory Heights as of record in Plat Book 1130, Page 97, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. Included in the above description but specifically excluded therefrom is that portion of Lot No. 158 conveyed to James L. Carter and wife Janie S. Carter by deed from Ottis Carter and wife Anna S. Carter, which deed is of record in Book 2027, Page 635, Register's Office for Davidson County, Tennessee described as follows; being the Northwest part of Lot No.
158 on the Plan of Victory Heights as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the Easterly margin of Jones Avenue, at the corner of Lot No. 158 and 159, thence with the line between said lots Easterly 150 feet to an iron pin; thence Northerly 58.5 feet to an iron pin in the Southerly margin of Oneida Avenue; thence with the margin of the same, Westerly 102.25 feet to a point and continuing with the margin of the same, Westerly 22.5 feet to the beginning of a curve, thence around said curve, Southwesterly 37.11 feet to the Easterly margin of Jones Avenue; thence with the margin of the same, Southerly 50 feet to the point of beginning.