CASH DEED FOR TENNESSEE

FHA Case No. 483-376033

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 **28th 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 **Edward Scott Smithson** ,Unmarried **and Stacy Dawn Smithson** , Unmarried 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:

LAND SITUATED IN THE DAVIDSON COUNTY, TENNESSEE A TRACT OF LAND IN THE 14TH, FORMERLY 24TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY C.J. CARNEY, SURVEYOR, AUGUST 9, 1960, AS FOLLOW BEGINNING AT A POINT IN THE CENTER OF MORGAN ROAD, THE SAID CORNER BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO EDD E. FELTS AND WIFE, VALLIE P. FELTS, OF RECORD IN BOOK 2045, PAGE 483. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE GOODWIN'S LINE SOUTH 3 DEGREES WEST 580 FEET THENCE CONTINUING WITH GOODWIN'S LINE SOUTH 6 DEGREES 30 MINUTES WEST 162.50 FEET TO A POINT; THENCE SOUTH 65 DEGREES 30 WEST 278 FEET TO A POINT; THENCE NORTH 2 DEGREES 30 MINUTES EAST 735 FEET TO A POINT IN THE CENTER OF MORGAN ROAD; THENCE NORTH 65 DEGREES 30 MINUTES EAST 294 FEET TO THE POINT OF BEGINNING.

BILL GARRETT, Davidson County
Trans:T20100028869 DEEDWARR
Recvd: 05/13/10 13:42 2 pgs
Fees:13.00 Taxes:370.37
20100513-0036970

Property Address: 2679 Morgan Rd
Joelton, TN 37080

Owner's Name: **Edward Scott Smithson**
Stacy Dawn Smithson
Owner's Address: 502 Charles Dr

Madison, TN 37115

Mail Tax Bill to: Owner at Property Address

Parcel No.: 01500009300

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 28, 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 **November 5, 2009**, and recorded at Instrument No. 20091209-0112515 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 26 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 Lawson
Notary Public

Angelique M. Lawson 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 **$100,100.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stacy Dawn Smithson
Affiant

Subscribed and sworn to before me this 28th day of April, 2010.

My Commission Expires:

(Seal)
Notary Public

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

Previous Editions are Obsolete

HUD-91879 (4085 Edition)
(24 CFR 200.150)