BILL GARRETT, Davidson County
Trans:T20100044255 DEEDWARR
Recvd:_07/20/10 09:53 2 pgs
Fees:13.00 Taxes:168.35
20100720-0056612

CASH DEED FOR TENNESSEE

FHA Case No. 483-289917

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 **15th day of July, 2010**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **John E Swaim** , 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:

Being part of Lot No. 22 on the Plan of W. H. Hyronemus Addition to Nashville, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 50.0 feet on the Northerly side of Granada or Grand Avenue, formerly Bailey Avenue, and runs back between parallel lines 168.0 feet to an alley.

Property Address: 1015 Granada Ave
Nashville, TN 37206

Owner's Name: **John E Swaim**

Owner's Address: 1901 Fatherland St

Nashville, TN 37206

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 08301017300

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 15, 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 **March 18, 2010**, and recorded at **Instrument No. 20100326-0022583** 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: Kenyon Sales
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 13 day of July, 2010, before me the undersigned Notary Public of the State and County aforesaid, appeared Kenyon Sales 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:
Sept. 10, 2012

Angelique M. Lawson
Notary Public

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 **$45,500.00**, 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 15th day of July, 2010.

My Commission Expires:

(Seal)
Notary Public

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