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Realty Title

BILL GARRETT, Davidson County
Trans:T20100058286 DEEDWARR
Recvd: 09/16/10 10:17 2 pgs
Fees:13.00 Taxes:752.03

20100916-0073691

CASH DEED FOR TENNESSEE

FHA Case No. 483-411968-1

This instrument was prepared by the **Department of Housing and Urban Development**
Returned to: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

This Indenture, made and entered into this **10th day of September, 2010**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Kyle Michael Perkins** and **Frances Lea Perkins** , Married 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:

BEING LOT NO. 10 ON THE PLAN OF SECTION TWO, LEAWELL, AS OF RECORD IN BOOK 2083, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 3621 Doge Ct
Nashville, TN 37204

Owner's Name: **Kyle Michael Perkins**
Frances Lea Perkins

Owner's Address: 3621 Granny White Pike Apt K102

Nashville, TN 37204

Mail Tax Bill to: Owner at Property Address

MAGNA BANK
P. O. BOX 17257
MEMPHIS, TN 38187

Parcel No.: 118130098.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 10, 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 **January 15, 2010**, and recorded at **Instrument No. 20100309-0018031** 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: _____
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 8 day of September, 2010, before me the undersigned Notary Public of the State and County aforesaid, appeared Laura M Albertson 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

_____
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 **$203,250.00**, 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 10th day of September, 2010.

My Commission Expires:
9-8-13

_____
(Seal)
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067