CASH DEED FOR TENNESSEE

FHA Case No. 483-342049

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

This Indenture, made and entered into this **5th day of November, 2010**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Charles L Pickney Jr., Value Properties, 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:

All that certain parcel of land situated in the County of Davidson County and State of Tennessee, being known and designated as follows:

Lot No. 124 on the Plan of Terragon Trails, Section One, as of record in Plat Book 4860, page 61, and as amended in Book 5066, Page 836, Book 5126, Page 996, said Register's Office, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to the following:

The Plan of record in Plat Book 4860, Page 61, amended in Book 5066, Page 836, and Book 5126, page 996, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4967, Page 406, as amended in Book 5066, Page 836, Register's Office for Davidson County, Tennessee.

Property Address:	4924 Barclay Square Dr Antioch, TN 37013
Owner's Name:	**Charles L Pickney Jr., Value Properties, LLC**
Owner's Address:	4914 Timberdale Dr Nashville, TN 37211
Mail Tax Bill to:	Owner at Owner's Address
Parcel No.:	14905010400

BILL GARRETT, Davidson County
Trans:T20100075586 DEEDWARR
Recvd: 12/01/10 11:01 2 pgs
Fees:13.00 Taxes:133.20
20101201-0095459

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 4, 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 **July 6, 2010**, and recorded at **Instrument No. 20100730-0059827** 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

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 2nd day of November, 2010, before me the undersigned Notary Public of the State and County aforesaid, appeared Laura Albescu 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: 11/7/12

_____
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 **$36,000.00**, 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 5th day of November 2010

My Commission Expires: 6/18/13

_____
(Seal)
Notary Public

ROBBIE L. WAGNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

When recorded, please return to
Realty Title and Escrow Co., Inc.
599 Sam Ridley Pkwy W, #103
Smyrna, TN. 37167

Previous Editions are Obsolete

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