CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 12/06/10 08:04 4 pgs
Fees:23.00 Taxes:288.60
20101206-0096689

FHA Case No. 483-366234

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 **17th 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 **Jeremy Bockman** , Unmarried his 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:

See Attached Exhibit A:

Property Address: 4230 Hermitage Rd
Old Hickory, TN 37138

Owner's Name: **Jeremy Bockman**

Owner's Address: 3574 Earhart Rd

Mt. Juliet, TN 37122

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 07500000500

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 17, 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 10, 2010**, and recorded at **Instrument No. 20100708-0053569** 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 _____
Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 15th day of Nov, 2010, before me the undersigned Notary Public of the State and County aforesaid, appeared CHERYL A MASTA 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: 4/15/12

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 **$78,000.00**, 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 17th day of November, 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, described as follows, to wit:

Situated in the 4th Civil District of said County and State, near the Confederate Soldiers Home and being Tract No. 1 in the Division of the Richard Peterson's four acre tract of land according to a map and survey made by George W. Watkins, Surveyor, May 5, 1950, not of record, and described as follows:

Beginning in the center of the intersection of Hermitage Road, formerly Ben Jones Road, leaving north from the Lebanon Pike to the Soldiers Home, and the center of the gravel road leading west from first mentioned road, said point being the northeast corner of the four acre tract conveyed to Richard Peterson by deed from Cora Peterson and husband, William Peterson, dated April 22, 1918, of record in Book 505, page 237, Register's Office for said County, thence with the center of said gravel road, leading to an along the Confederate Soldiers Home land north 87 degrees west 573 feet to the N.C. & St. L. RY. (leading to Old Hickory) right-of-way; thence southerly, along the easterly margin of said right-of-way 121.5 feet to a point, being the southwest corner of Tract No. 1 herein conveyed and northwest corner of Tract No. 2 conveyed to Home Bryant Allen and wife, Mabel Allen, of record in Book 1876, page 311, Register's Office for said County; thence south 87 degrees 45 minutes east, with the dividing line between said Tracts Nos. 1 and 2, 538.6 feet to the center of said Hermitage Road, formerly Ben Jones Road, the southeast corner of Tract No. 1 herein conveyed and the northeast corner of Tract No. 2 conveyed to said Home Bryant Allen and wife; thence northerly, with the center of said Hermitage Road, formerly Ben Jones Road, 105.5 feet to the point of beginning, containing 1.37 acres, more or less.

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: 9/2/2013