BILL GARRETT, Davidson County
Trans:T20110008174 DEEDWARR
Recvd: 02/08/11 10:27 2 pgs
Fees:12.00 Taxes:0.00
20110208-0011038

CASH DEED FOR TENNESSEE

FHA Case No. 483-294593-1

Prepared by & Return to: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

This Indenture, made and entered into this **4th day of February, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Metropolitan Development and Housing Agency** , 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 63 on the Plan of Fairview, Section III, which is of record in Book 3700, Page 113, Registers' Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of May Court North, at the corner of Lots 64 and 63; thence with the line between said lots, northwesterly 161.2 feet to a point; thence northerly 11.6 feet to a point, and continuing northerly 61.4 feet tot he corner of Lot Number 60; thence with the line between Lots 60, 61, and 63, easterly 180.5 feet to a corner of Lot Number 62; thence with the line between Lots 62 and 63, southerly 114.5 feet to a point in the northerly margin of May Court North; thence with the margin of the same southwesterly around a curve, 39 feet to the point of beginning.

Property Address: 729 May Ct N
Madison, TN 37115

Owner's Name:
Metropolitan Development and Housing Agency
Owner's Address: 701 S 6th St

Nasshville, TN 37206

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 04302009400
THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 4, 2011

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 **August 16, 2005**, and recorded at **Instrument No. 20050916-0111511** 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 , Asset Manager 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:

Nicholas A. Rice

Nicholas A. Rice

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns

By:

By: _____
Authorized Signatory

State of
County of

On the 2 day of Feb, 2011 before me the undersigned Notary Public of the State and County aforesaid, appeared _____ 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 , 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: 1-31-2012

VANESSA FULTON NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JAN 31ST, 2012

Vanessa Fulton
Notary Public

State of Tennessee
County of Davidson

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 **$61,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John J. Brennan
Affiant

Subscribed and sworn to before me this 4th day of February, 2011.

My Commission Expires: _____

(Seal)
Notary Public

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012