CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 02/08/11 15:26 3 pgs
Fees:18.00 Taxes:96.20
20110208-0011189

FHA Case No. 483-386437-1

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 **Linda Lain** , Unmarried her 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:

A certain tract or parcel of land in Davidson County, State of Tennessee Described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the plan of Phase One, site plan, Cedar Wood Courtyard Homes, as shown on the plat of record in plat book 5200, page 60 and 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Property Address: 104 Cedarwood Ln
Madison, TN 37115

Owner's Name: **Linda Lain**

Owner's Address: 4209 Grays Point Rd

Joelton, TN 37080

Mail Tax Bill to: Owner at Property Address

Parcel No.: 043 020A 104.00

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 **January 6, 2010**, and recorded at **Instrument No. 20100120-0004776** 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/her hand and seal as a principal and/or officer of Ofori & Associates, PC, 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:

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: Ofori & Associates, PC

By: Daima Jackson
Authorized Signatory

As HUD's
Designated Agent

State of GA
County of Fulton

On the 3rd day of February, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared Daima Jackson 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 Ofori & Associates, PC, 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: November 7, 2014

Sandra M Baker
Notary Public

SANDRA M BAKER
NOTARY PUBLIC
MY COMMISSION EXPIRES
NOVEMBER 7, 2014
PAULDING COUNTY, GEORGIA

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 **$26,000.00**, 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 4th day of February, 2011.

My Commission Expires: 7-7-14

Antinna D. Minnis
(Seal)
Notary Public

ANTINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 07-08-2012

