BILL GARRETT, Davidson County
Trans:T20110009079 DEEDWARR
Recvd: 02/14/11 09:26 2 pgs
Fees:12.00 Taxes:0.00
20110214-0012337

CASH DEED FOR TENNESSEE

FHA Case No. 483-326057

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

This Indenture, made and entered into this **10th 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:

Land in Davidson County, Tennessee, Being Lot No. 81, on the plan of Boone Trace at Biltmore, Section Seven, of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee. The improvements thereon being known as 7233 Explorer Trail, Nashville, TN 37221. Tax Account No. 126-15-A-281. This conveyance is subject to a. All matters on the plan of record in Instrument No. 200111003-01017279. b. Subject to easements of record in Book 8992, Page 63 and Book 9665, Page 420. c. Declaration of Covenants, Conditions, and Restrictions of record in Book 7265, Page 657 and in Instrument Number 20000126-0008529, and in Instruemtn No. 20010717-0075902. d. Subject to H.O.A. Charter of rcord in Book 9607, Page 534. e. Conveyance of common areas by Quit Claim Deed (Deed) from NRV, Inc. D/B/A Fox Ridge Homes and Tenn. Contracts unto Boone Trace Homeowners Associations, Inc. as of record in Instrument No. 20011119-0126831. f. Storm Water Detention Agreement as of record in Instrument No. 20001120-0114598. All matters on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 690, Page 470.

Property Address: 7233 Explorer Trail
Nashville, TN 37221

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.: 126150A28100CO
THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 10, 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 **June 7, 2005**, and recorded at **Instrument No. 20050809-0093846** 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:

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

By: Fonda Redford
Authorized Signatory

State of
County of

On the 8th day of FEB, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared Fonda Redford 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: 07/18/2011

Notary Public

K.J. LOSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 **$215,000.00**, 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 10th 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