BILL GARRETT, Davidson County
Trans:T20110016076 DEEDWARR
Recvd: 03/18/11 09:28 2 pgs
Fees:13.00 Taxes:188.70
20110318-0021285

CASH DEED FOR TENNESSEE

FHA Case No. 483-349446

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

This Indenture, made and entered into this **16th day of March, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Vernon Smith** , Unmarried his 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 398 ON THE PLAN OF PARKWOOD ESTATES, SECTION II, AS OF RECORD IN BOOK 3300, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 398 FRONTS 75 FEET ON THE NORTHWESTERLY MARGIN OF SPEARS ROAD AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE IN THE REAR MEASURING 75 FEET THEREON.

INCLUDED IN THE ABOVE DESCRIPTION IS A PARCEL OF LAND CONVEYED BY BOBBY EARL MOODY AND WIFE, BERTHA TO METROPOLITAN GOVERNMENT OF NASHVILLE IN BOOK 4811, PAGE 750, AND DESCRIBED TO WIT: BEGINNING AT A POINT WHERE THE LOT LINE BETWEEN LOTS NOS. 398 AND 399 INTERSECTS THE PRESENT SOUTHERLY MARGIN OF BRILEY PARKWAY; THENCE SOUTH 71 DEGREES 03' 38" WEST 75 FEET ALONG SAID MARGIN OF BRILEY PARKWAY TO A POINT; THENCE SOUTH 18 DEGREES 56' 22" EAST 10 FEET ALONG THE LOT LINE BETWEEN LOTS NOS. 397 AND 398 TO A POINT; THENCE NORTH 63 DEGREES 28' 38" EAST 75.66 FEET ALONG THE NEW RELOCATED SOUTHERLY MARGIN OF BRILEY PARKWAY TO THE POINT OF BEGINNING, BEING TRIANGULAR IN SHAPE AND CONTAINING 0.009 ACRES, MORE OR LESS.

Property Address: 3235 Spears Rd
Nashville, TN 37207

Owner's Name: **Vernon Smith**

Owner's Address: 1901 Cephas Street

Nashville, TN 37208

Mail Tax Bill to: Owner at Proeprty Address

Parcel No.: 050 14 0 104.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 16, 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 9, 2010**, and recorded at **Instrument No. 20101103-0088019** 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/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 HomeTelos, LP, 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: HomeTelos, LP
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23632

By: _____
Authorized Signatory for HUD by: Ron Hutchison
Ron Hutchison, Senior Project Manager

State of TN
County of Davidson

On the 16th day of March, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared RON HUTCHISON 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 HomeTelos, LP, 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: 11/6/12

Notary Public

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **$51,000.00**, 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 16th day of March, 2011.

My Commission Expires: 7-7-14

(Seal)
Notary Public

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