CASH DEED FOR TENNESSEE

FHA Case No. 483-378128

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

This Indenture, made and entered into this **12th day of April, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **One Tenn, Ltd.** , 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:

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of a part of the A. J. Williams Tract, according to a survey made by Hickerson-Miller Engineers-Surveyors, and shown as Tract Number 18 on said survey, as follows:

Beginning at a point in the easterly margin of Harper Road, said point being 1,679.5 feet north of the center line of Highway Number 112, being the corner of Lots Numbers 16 and 17; thence with the margin of said road, North 2 degrees 13 minutes West 100 feet to a point, thence North 89 degrees 0 minutes East 435 feet to a point; thence South 2 degrees 13 minutes East 100 feet to a point; thence South 89 degrees 0 minutes West 435 feet to the point of beginning.

Property Address: 7170 Harper Rd
Joelton, TN 37080

Owner's Name: **One Tenn, Ltd.**

Owner's Address: 104 Laurel Valley Dr

Austin, TX 78746

BILL GARRETT, Davidson County
Trans:T20110022005 DEEDWARR
Recvd: 04/14/11 09:49 2 pgs
Fees:13.00 Taxes:326.71
20110414-0028767

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 01400001904

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 12, 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 **February 24, 2010**, and recorded at **Instrument No. 20100405-0024772** 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 PEMCO Limited, 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:

Retonia Allen

Retonia Allen

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

By: _____
Authorized Signatory

State of GA
County of Fulton

On the 4 day of Apr, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared Earl L Judd 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 PEMCO Limited, 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: 2/7/2015

Nicholaus A. Rice
Notary Public

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

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 **$88,300.00**, 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 12th day of April, 2011.

My Commission Expires: _____

(Seal)
Notary Public

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

My Commission Expires MAY 8, 2012