BILL GARRETT, Davidson County
Trans:T20110029797 DEEDWARR
Recvd: 05/19/11 10:08 2 pgs
Fees:13.00 Taxes:74.00
20110519-0038293

CASH DEED FOR TENNESSEE

FHA Case No. 483-399843-1

Prepared by & Return to: Fearnley & Califf, PLLC - Nashville
25 Century Blvd
Suite 212
Nashville, TN 37214

This Indenture, made and entered into this **6th day of May, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Michael Murray**, Unmarried and **Chris Cochran** , Married 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 LOT NO. 20-G ON THE PLAN OF THE RESUBDIVISION OF LOT NO. 20 JOYWOOD HEIGHTS SECTION III. NOT OF RECORD AND DESCRIBED ACCORDING TO A SURVEY MADE BY RALPH W. C. LAMBERT SURVEYOR FEBRUARY 22, 1954, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF JONES AVENUE AT THE NORTHEAST CORNER OF LOT NO 21; THENCE WITH SAID AVENUE NORTHWARDLY 70.7 FEET TO THE CORNER OF LOTS NOS. 20-F AND 20-G; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 275 FEET TO THE EASTERLY LINE OF LOT NO. 19; THENCE WITH SAID LINE SOUTHWARDLY 41 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LOT NO. 21; THENCE WITH THE LINE BETWEEN LOT NOS. 20 AND 21, S85 DEGREES, E, 272.8 FEET TO THE BEGINNING.

Property Address: 2818 Jones Ave
Nashville, TN 37207

Owner's Name: **Michael Murray**
Chris Cochran
Owner's Address: 7628 Leveson Way

Nashville, TN 37211

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 060160 12500
THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 6, 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 **April 30, 2010**, and recorded at **Instrument No. 20100921-0075009** 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 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 4th day of May, 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: 6/18/13

Notary Public

ROBBIE L. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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 **$20,000.00**, 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 May, 2011.

My Commission Expires: _____

(Seal)
Notary Public

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