BILL GARRETT, Davidson County
Trans:T20110036611 DEEDWARR
Recvd: 06/20/11 09:21 2 pgs
Fees:13.00 Taxes:148.00
20110620-0046906

CASH DEED FOR TENNESSEE

FHA Case No. 483-395981

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

This Indenture, made and entered into this **31st 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 **Monica Czulewicz ,** and **Lee Groitzsch ,** as joint tenants, 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. 76 and the northerly 15 feet of Lot No. 77, on the Map of Bransford Realty Company's Subdivision of the McWhirter and Love-Neferrin Tract, or record in Book 421, page 52, Register's Office of Davidson County, Tennessee.

Said Lot No. 76 and the northerly part of Lot No. 77 front together 50 feet on the westerly side of Neil Avenue, formerly Fite Street, and run back between parallel lines 150 feet to an alley.

Property Address: 632 Neil Ave
Nashville, TN 37206

Owner's Name: **Monica Czulewicz**
Lee Groitzsch
Owner's Address: 1630 Ordway

Nashville, TN 37206

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 057P A 056
THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 31, 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 8, 2010**, and recorded at **Instrument No. 20100823-0066315** 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 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: _____
Authorized Signatory

State of GA
County of Fulton

On the 25th day of May, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade II 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 PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 7, 2014

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 **$40,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Irina Minis
Affiant

Subscribed and sworn to before me this 31st day of May, 2011.

My Commission Expires: _____

(Seal)
Notary Public

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

My Commission Expires MAY 8, 2012