BILL GARRETT, Davidson County
Trans:T20110040586 DEEDWARR
Recvd: 07/07/11 08:39 3 pgs
Fees:18.00 Taxes:162.80
20110707-0051858

CASH DEED FOR TENNESSEE

FHA Case No. 483-398520

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

This Indenture, made and entered into this **24th day of June, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **William Brandon Lockridge** , 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:

See Attached Exhibit A:

Property Address: 3020 Hydes Ferry Rd
Nashville, TN 37218

Owner's Name: **William Brandon Lockridge**

Owner's Address: 3019 Hydes Ferry Rd

Nashville, TN 37218

Mail Tax Bill to: Owner at Property Address

Parcel No.: 08004009000 & 08004009100

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 24, 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 **December 16, 2010**, and recorded at **Instrument No. 20110406-0026601** 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: _____
For HUD by
Authorized Signatory
Ron Hutchison, Senior Project Manager

State of TN
County of Davidson

On the 22 day of June 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 **$44,000.00**, 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 24th day of June, 2011.

My Commission Expires: 7-7-2014

(Seal)
Notary Public

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

EXHIBIT A

TRACT I: A TRACT OF LAND IN THE 13TH, FORMERLY 23RD CIVIL DISTRICT, BEING PART OF LOT NO. 1 ON THE PLAN OF THE RICHARD HYDE HOMEPLACE, AS OF RECORD IN MINUTE BOOK H, PAGE 118 AND 119, COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AS LOT NO. 3 ON THE UNRECORDED MAP OF THE A.E. HICKERSON, SURVEYOR, NOVEMBER 6, 1948, AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF OLD HYDES FERRY PIKE AT THE CORNER OF LOTS NO. 2 AND 3 ON SAID PLAN; THENCE ALONG THE EASTERLY MARGIN OF SAID PIKE SOUTH 32 DEGREES EAST 90 FEET; THENCE NORTH 58 DEGREES EAST 150 FEET TO AN IRON PIN; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE REAR LINE OF LOT NO. 3, 90 FEET TO AN IRION PIN AT THE CORNER OF LOTS NOS. 2 AND 3; THENCE SOUTHWESTERLY WITH THE LINE BETWEEN SAID LOTS, 150 FEET TO THE BEGINNING. TRACT 2: LAND IN THE OLD 13TH CIVIL DISTRICT BEING PART OF A TRACT SHOWN AS THE SUBDIVISION OF MRS. HENRIETTA MCCORMICK PROPERTY ON THE PLAN OF NORTHSIDE ADDITION, AS OF RECORD IN BOOK 2330, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF RIVER DRIVE, THE COMMON CORNER OF THE LAND HEREIN DESCRIBED AS LOT NO. 7 ON SAID PLAN; THENCE SOUTHWARDLY 56.8 FEET TO A POINT; THENCE WESTWARDLY 140 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY MARGIN OF OLD HYDES FERRY PIKE; THENCE NORTHWARDLY 30 FEET, MORE OR LESS, TO A POINT WHICH IS THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, 39.3 FEET TO A POINT; THENCE EASTWARDLY 135.6 FEET TO THE BEGINNING.