CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20110042636 DEEDWARR
Recvd: 07/15/11 09:38 3 pgs
Fees:18.00 Taxes:353.35
20110715-0054143

FHA Case No. 483-414915

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

This Indenture, made and entered into this **1st day of July, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Charles L Pickney Jr** , Married 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: 5029 Edmondson Pike
Nashville, TN 37211

Owner's Name: **Charles L Pickney Jr**, a married man

Owner's Address: 4914 Timberdale Dr

Nashville, TN 37211

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 14710005600

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 1, 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 1, 2010**, and recorded at **Instrument No. 20101025-0085463** 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 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:

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
County of

On the 24 day of June, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared EARL SWOD 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
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

_____
Notary Public

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 **$95,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon Pitman
Affiant

Subscribed and sworn to before me this 1st day of July, 2011.

My Commission Expires: 11-22-2014

Peggy B. Mayer
(Seal)
Notary Public

PEGGY B. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE. THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT #301, SECTION FIVE, CALDWELL COUNTY ESTATES,

AS SHOWN ON PLAT OF RECORD IN PLAT BOOK #3300, PAGE #16, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULARLY DESCRIPTION OF SAID LOT.

INCLUDED IN THE ABOVE BUT EXCLUDED THERE FROM IS THAT PORTION DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT #301 ON THE PLAN OF CALDWELL COUNTRY ESTATES, SECTION V, OF RECORD IN PLAN BOOK: #3300, PAGE #16, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE SOUTHERN PROPERTY LINE AND 25 FEET FROM THE CENTERLINE OF EDMONDSON PIKE,

THENCE ALONG SAID PROPERTY LINE NORTH 47 DEGREES 19 MINUTES WEST FOR 5 FEET TO A POINT;

THENCE NORTH 42 DEGREES 41 MINUTES EAST FOR 90 FEET TO A POINT ON THE COMMON PROPERTY LINE OF PARCEL 56 ON MAP #147-10, AND PARCEL #57 ON MAP #147-10;

THENCE ALONG SAID PROPERTY LINE SOUTH 47 DEGREES 19 MINUTES EAST FOR 5 FEET TO A POINT;

THENCE ALONG THE EXISTING RIGHT OF WAY LINE OF EDMONDSON PIKE SOUTH 42 DEGREES 41 MINUTES WEST 90 FEET TO THE POINT OF BEGINNING AND CONTAINING THEREIN AN AREA OF 450 SQUARE FEET, MORE OR LESS.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

When recorded, please return to
Realty Title and Escrow Co., Inc.
599 Sam Ridley Pkwy W #103
Smyrna, TN 37167