BILL GARRETT, Davidson County
Trans:T20110047881 DEEDWARR
Recvd: 08/05/11 10:21 2 pgs
Fees:13.00 Taxes:200.54
20110805-0060329

CASH DEED FOR TENNESSEE

FHA Case No. 483-336287

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

This Indenture, made and entered into this **4th day of August, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Ryan Nichols** , Unmarried 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:

Land in Davidson County, Tennessee being the South part of Lot No. 10 on the Map of Shelby Village No. 1, as of record in Book 1833, Page 63, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Village Court, corner of Lots 9 and 10; thence with the margin of said Court north westerly around a slight curve 35.3 feet to corner of Lots No. 10 and 11; thence with the line between said lots northerly 99.5 feet to a point; thence easterly 144.6 feet, more or less, to the west margin of South Fifteenth Street; the corner of Lots Nos. 9 and 10; thence with the line between said lots southwesterly 171 feet to the point of beginning.

Property Address: 501 Village Court
Nashville, TN 37206

Owner's Name: **Ryan Nichols**

Owner's Address: 939 Drummond Dr

Nashville, TN 37211

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 08313036600

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 4, 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 **November 30, 2010**, and recorded at **Instrument No. 20110214-0012238** 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 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:

Nicole Watson

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 25 day of July, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared Gail L Ford
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 **$54,200.00**, 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 4th day of August, 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