BILL GARRETT, Davidson County
Trans:T20110047882 DEEDWARR
Recvd: 08/05/11 10:23 3 pgs
Fees:18.00 Taxes:177.60
20110805-0060332

CASH DEED FOR TENNESSEE

FHA Case No. 483-331782

Prepared by & Return to: Fearnley & Califf, PLLC - Nashville
25 Century Blvd, Suite 212
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 **Russell C Seagraves**, 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:

See Attached Exhibit A:

Property Address: 624 May Drive
Madison, TN 37115

Owner's Name: **Russell C Seagraves**

Owner's Address: 1339 Pee Dee Branch Rd

Cottontown, TN 37048

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 04302006600
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 9, 2010**, and recorded at **Instrument No. 20110207-0010557** 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 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 29th day of July, 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 FULTON 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 **$48,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Russell C Seymour
Affiant

Subscribed and sworn to before me this 4th day of August, 2011.

My Commission Expires: 7-7-2014

Artrinna D Minnis
(Seal)
Notary Public

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

EXHIBIT A

LAND IN DAVIDSON, TENNESSEE, BEING LOT #19, ON THE PLAN OF FAIRVIEW SUBDIVISION, SECTION #2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK: #3600, PAGE: #6, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. ALSO:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING A PORTION OF RESERVED PARCEL A ON THE PLAN OF FAIRVIEW, SECTION #2 OF RECORD IN PLAT BOOK: #3600, PAGE: #6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE EASTERNMOST COMMON CORNER OF LOTS #18 AND #19 ON THE PLAN OF FAIRVIEW, SECTION #2;

THENCE WITH THE EASTERLY LINE OF LOT #19 NORTH 21 DEGREES 31 MINUTES 00 SECONDS WEST 72.91 FEET TO AN IRON PIN AT THE EASTERNMOST CORNER OF LOT #19 OF SECTION #2 AND LOT #90 OF FAIRVIEW SECTION #3;

THENCE NORTH 68 DEGREES 26 MINUTES 57 SECONDS EAST 114.27 FEET TO AN IRON PIN;

THENCE SOUTH 17 DEGREES 13 MINUTES 55 SECONDS EAST 73.12 FEET TO AN IRON PIN;

THENCE SOUTH 68 DEGREES 26 MINUTES 57 SECONDS WEST 108.81 FEET TO THE POINT OF BEGINNING,

CONTAINING 0.19 ACRES 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.