Box 13
#16554

BILL GARRETT, Davidson County
Trans:T20110053505 DEEDWARR
Recvd: 08/30/11 11:26 3 pgs
Fees:18.00 Taxes:70.30
20110830-0067103

CASH DEED FOR TENNESSEE

FHA Case No. 483-240343

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

This Indenture, made and entered into this **25th 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 **PTE Development, LLC** , his/her 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:

See Attached Exhibit A:

Property Address: 3141 Richmond Hill
Nashville, TN 37207

Owner's Name: **PTE Development, LLC**

Owner's Address: 2479 Murfreesboro Rd

Nashville, TN 37217

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 06002001600

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 25, 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 **July 22, 2010**, and recorded at **Instrument No. 20101229-0103107** 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 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 Georgia
County of Fulton

On the 16 day of Aug, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared Edrick Hairston 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 **$19,000.00**, 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 23rd day of August, 2011.

My Commission Expires: _____

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

My Commission Expires MAY 8, 2012

_____
(Seal)
Notary Public

EXHIBIT A

Described property located in Davidson County, Tennessee, to-wit:
Lot Number 39 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, Pages 119 and 120, Register's Office for Davidson County, more particularly described as follows:

Beginning at a point in the southerly margin of Richmond Hill Drive at the common corner of Lots Numbers 38 and 39; thence with the line between said lots, southerly 125 feet to a corner of Lot Number 40; thence with the line between Lots Numbers 39 and 40, westerly 115 feet to a point in the easterly margin of Brick Church Pike; thence with the margin of the same northerly 100 feet to a point in the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the southerly margin of Richmond Hill Drive; thence with the margin of the same, easterly 90 feet to the point of beginning.

Included in the above description, but excluded from this conveyance is the Right-of-Way conveyed unto Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10143, Page 740, Register's Office of Davidson County, Tennessee.