BILL GARRETT, Davidson County
Trans:T20110058428 DEEDWARR
Recvd: 09/20/11 14:37 3 pgs
Fees:18.00 Taxes:94.35
20110920-0072874

CASH DEED FOR TENNESSEE

FHA Case No. 483-311563

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

This Indenture, made and entered into this **16th day of September, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Mary Francis Rudy** , Married her 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: 604 Vantrease Rd
Madison, TN 37115

Owner's Name: **Mary Francis Rudy**

Owner's Address: 2012 21st Ave South

Nashville, TN 37212

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 05103002300

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 16, 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 **March 9, 2011**, and recorded at **Instrument No. 20110425-0031098** 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, her 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 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 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 12 day of September, 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: 11/8/14 _____ Notary Public

KRISTEN W. PERRY NOTARY PUBLIC PAULDING CO., GEORGIA MY COMMISSION EXPIRES NOV. 8 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 **$25,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dina Minnis
Affiant

Subscribed and sworn to before me this 16th day of September, 2011.

My Commission Expires: _____

(Seal)
Notary Public

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

My Commission Expires MAY 8, 2012

EXHIBIT A

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being Lot Nos. 19,20,21, & 22 of Block D o the Map of Marthonna, not of record, described according to a survey made by R.L. Montoy-Land Surveying, dated April 19, 1978, as follows:

BEGINNING at an iron pin located in the southerly margin of Vantrease Road, formerly Ezell Road) said point being 100 feet, more or less east of the intersection of Marthona Road and Vantrease Road, and being the Northeast corner of this described tract, thence with the southerly margin of Vantrease Road South 82 deg. 48'16" East 100.00 feet to an iron pin, said point being the Northwest corner of the Dale Horne property as recorded in Book 4234, page 910, said Register's Office, and also being the Northeast corner of this described tract, thence leaving the southerly margin of said road with the west line of the Horne property South 7 deg. 49'01" West 347.00 feet to an iron pipe in the North property line of Lot No. 125, Pleasant Acres Subdivision, Section 2 as of record in Book 2133, page 75, said Register's Office, and also being the Southeast corner of this described tract, thence with the North property line of Lots Nos. 125 and 126 of said subdivision North 84 deg. 03'53" West 100.00 feet to an iron pin, said point being the Southeast corner of the above mentioned J.R. Madd property, thence with the east line of the Madd property North 7 deg. 48'55" East 349.20 feet to the point of beginning, containing 34,794 feet, 0.80 acres, more or less.