BILL GARRETT, Davidson County
Trans:T20110065633 DEEDWARR
Recvd: 10/20/11 09:49 2 pgs
Fees:13.00 Taxes:195.36
20111020-0081605

CASH DEED FOR TENNESSEE

FHA Case No. 483-362275-2

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

This Indenture, made and entered into this **17th day of October, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Justin T. Johnson** , 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 OF BLOCK J, ON THE REVISED PLAN OF POWER AND ROTH'S MADISON PARK, AS OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 19 FRONTS 60 FEET ON THE WESTERLY SIDE (ERRONEOUSLY REFERRED TO AS SAID) OF DENSON AVENUE, FORMERLY IDLEWILD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 190 FEET TO A DEAD LINE.

Property Address: 846 Denson Avenue
Madison, TN 37115

Owner's Name: **Justin T. Johnson**

Owner's Address: 827 Denson Ave

Madison, TN 37115

Mail Tax Bill to: Owner at Property Address

Parcel No.: 05205005400

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 17, 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 **January 22, 2010**, and recorded at **Instrument No. 20100824-0067049** 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:

A. Hazelton

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: PEMCO Limited

By: Joyce King
Authorized Signatory

State of
County of

On the 11 day of Oct, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared Joyce King 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

Notary Public

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

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 **$52,800.00**, 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 17th day of October, 2011.

My Commission Expires: 9-7-2014

(Seal)
Notary Public

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