BILL GARRETT, Davidson County
Trans:T20110066959 DEEDWARR
Recvd: 10/26/11 10:16 3 pgs
Fees:18.00 Taxes:259.00
20111026-0083204

CASH DEED FOR TENNESSEE

FHA Case No. 483-387882

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

This Indenture, made and entered into this **21st 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 **Virginia R. Jones**, Unmarried her 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: 6206 N New Hope Rd
Hermitage, TN 37076

Owner's Name: **Virginia R. Jones**

Owner's Address: 129 Cherry Hills Dr. 18-D

Hendersonville, TN 37075

Mail Tax Bill to: Owner at Property Address

Parcel No.: 08700016800

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 21, 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 **May 26, 2011**, and recorded at **Instrument No. 20110728-0057797** 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 HomeTelos, LP, 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: HomeTelos, LP

By: _____
Authorized Signatory

Home Telos, LP as Asset Manager
Contractor for C-OPC-23632

For HUD by: _____
Ron Hutchison, Senior Project Manager

State of TN
County of Davidson

On the 19th day of Oct., 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared RON HUTCHISON 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 HomeTelos, LP, 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: 6/18/13

Notary Public

ROBBIE L. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 **$70,000.00**, 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 21st day of October, 2011.

My Commission Expires: _____

(Seal)
Notary Public

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

My Commission Expires MAY 8, 2012

EXHIBIT A

Land in Davidson County, Tennessee, being more particularly described as follows: Being part of Lot No. 8 on the Plan of Moses T. Brooks, deceased, as of record in Minute Book "H", Page 690, of the County Court for said county, described as follows: Beginning at a point on the West margin of New Hope Road, being the southeast corner of a tract conveyed to Thelma R. Zanetis, of record in Book 5408, Page 534, Register's Office for said County, said point also being the northeast corner of the tract being conveyed herein; thence North 84 degrees 55 minutes 43 seconds West 225 feet to a point; thence South 4 degrees 58 minutes 13 seconds West 114.67 feet to a point; thence South 84 degrees 55 minutes 43 seconds East 220 feet to a point; thence with a curve to the left 25 feet to a point on the margin of New Hope Road; thence with the margin of said road, North 5 degrees 14 minutes 56 seconds East 90 feet to the point of beginning.