BILL GARRETT, Davidson County
Trans:T20110067647 DEEDWARR
Recvd: 10/28/11 11:07 3 pgs
Fees:18.00 Taxes:110.63
20111028-0083978

CASH DEED FOR TENNESSEE

FHA Case No. 483-350940

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 October, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **William L. Baugher**, married 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: 2714 Brunswick Dr
Nashville, TN 37207

Owner's Name: **William L. Baugher**

Owner's Address: P.O. Box 943

Brentwood, TN 37027

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 06016007500

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 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 **June 6, 2011**, and recorded at **Instrument No. 20110624-0048597** 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 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
Home Telos, LP as Asset Manager
Contractor for C-OPC-23682
By: _____
Authorized Signatory
For HUD by:
Ron Hutchison, Senior Project Manager

State of TN
County of Davidson

On the 21st day of October, 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 **$29,900.00**, 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 24th day of October, 2011.

My Commission Expires: _____

(Seal)
Notary Public

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

My Commission Expires MAY 8, 2012

EXHIBIT A

Being Lot 32 and the southwesterly part of Lot No. 33 of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee.
Said Lot No. 32 fronts 75 feet on the southerly side of Brunswick Drive and runs back between parallel lines 198 feet to a two foot reserve strip.
Said part of Lot No. 33 is described as follows: Beginning at a point in the dividing line between Lots Nos. 32 and 33, said point being 163 feet south of the southerly margin of Brunswick Drive; thence with the line between said Lots Nos. 32 and 33, southwardly 35 feet to the northerly margin of a two-foot reserved strip; thence with same eastwardly five feet; thence northwardly and parallel with the line between said Lots Nos. 32 and 33, 35 feet; thence westwardly 5 feet to the beginning.

Special Exceptions:
1) Water Rights Agreement of record in Book 1013, page 558, Register's Office for Davidson County, Tennessee.
2) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.