BILL GARRETT, Davidson County
Trans:T20110074961 DEEDWARR
Recvd: 11/29/11 11:04 3 pgs
Fees:18.00 Taxes:740.00
20111129-0092630

CASH DEED FOR TENNESSEE

FHA Case No. 483-372789

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 November, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Dianne Naff**, unmarried 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: 1409 Stratton Ave
Nashville, TN 37206

Owner's Name: **Dianne Naff**

Owner's Address: 3021 Brightwood Ave

Nashville, TN 37212

Mail Tax Bill to: Owner at Property Address

Parcel No.: 08305039800

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 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 23, 2010**, and recorded at **Instrument No. 20101229-0103635** 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 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:

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 GA
County of Fulton

On the 15 day of Nov, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared _____ 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 **$200,000.00**, 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 25th day of November, 2011.

My Commission Expires: 11/3/15

_____
(Seal)
Notary Public

ELIZABETH WHEELER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Map of the Subdivision of C. F. Ordway's Homeplace, as of record in Book 57, Page 88, Registers Office for Davidson County, Tennessee, being more particularly described as follows.

Beginning at a point in the North margin of Stratton Avenue 235 feet East of the Northeast corner of Stratton Avenue, and 14th Street, formerly Ordway Avenue; thence Northerly along a line parallel with 14th Street, 177 feet to a point; thence easterly and parallel with Stratton Avenue, 35 feet to the West margin of an alley; thence Southerly along West margin of said alley 4 feet to an angle in said alley; thence Easterly and along the Southerly margin of said alley 23 feet to a point, the Northeast corner of a lot conveyed by Mrs. Fannie V. McBride to Mrs. Lillie M. Rinlinger, by deed of record in Book 554, Page 69, of said Register's Office, thence Southerly and with her line 94 feet to a point; thence with her line Westerly 3 feet to a point; thence with her line Southerly 79 feet to the Northerly margin of Stratton Avenue; thence Westerly with the Northerly margin of Stratton Avenue, 55 feet to the beginning.