BILL GARRETT, Davidson County
Trans:T20110077256 DEEDWARR
Recvd: 12/07/11 09:51 3 pgs
Fees:18.00 Taxes:142.45
20111207-0095374

CASH DEED FOR TENNESSEE

FHA Case No. 483-341696

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

This Indenture, made and entered into this 6th day of December, 2011, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Bryan Slate** , Unmarried and **Frances Kemp** , Married their 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: 2247 Smith Springs
Nashville, TN 37217

Owner's Name: **Bryan Slate**
Frances Kemp
Owner's Address: 201 Glenrose Ln

Smyrna, TN 37157

Mail Tax Bill to: Owner at Property Address

Parcel No.: 13500035300
THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 6, 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 17, 2011**, and recorded at **Instrument No. 20110624-0048605** 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, their 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/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 29 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 **$38,500.00**, 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 6TH day of December, 2011.

My Commission Expires: 11-4-13

_____
(Seal)
Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

EXHIBIT A

BEING LOT #1 OF THE P.M. CORBET PROPERTY, NOT OF RECORD, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF SMITH SPRINGS ROAD, SAID MONUMENT BEING THE COMMON FRONT CORNER OF LOTS 1 AND 2;

THENCE WITH A LINE BETWEEN SAID TWO LOTS, SOUTH 00 DEGREES 25' EAST 391.19 FEET TO AN IRON PIN BEING THE COMMON REAR CORNER OF LOTS 1 AND 2;

THENCE NORTH 87 DEGREES 15' WEST 69.97 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 25' WEST 391.74 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF SMITH SPRINGS ROAD, SOUTHERLY 86 DEGREES 48' EAST 70.00 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCEPTING THEREFROM THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BY GUNGOR ERYASA, OF RECORD IN BOOK 8353, PAGE 305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD ON THE COMMON LINE OF ERYASA AND GEORGE W. JEWELL, SAID POINT BEING 19 FEET SOUTH OF CENTERLINE SURVEY STATION 41+54 AND PROCEEDING AS FOLLOWS:

1. SOUTHWARDLY WITH THE COMMON LINE OF ERYASA AND JEWELL A DISTANCE OF 6 FEET TO THE NEW RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD; THENCE;

2. WESTWARDLY WITH A LINE 25 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE AND A 3293.32 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 78 FEET TO A POINT ON THE COMMON LINE OF ERYASA AND DONALD W. STEPHENSON; THENCE:

3. NORTHWARDLY WITH THE LINE BETWEEN ERYASA AND STEPHENSON A DISTANCE OF 6 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD THAT IS 19 FEET SOUTH OF CENTERLINE SURVEY STATION 40+74; THENCE;

4. EASTWARDLY WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD A DISTANCE OF 78 FEET TO THE POINT OF BEGINNING, AND CONTAINING 470 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.