BILL GARRETT, Davidson County
Trans:T20120002175 DEEDWARR
Recvd: 01/10/12 09:23 3 pgs
Fees:18.00 Taxes:318.60
20120110-0002497

CASH DEED FOR TENNESSEE

FHA Case No. 483-387426

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 January, 2012**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Nasr Shaker** , 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: 2619 Smith Sp Rd
Nashville, TN 37217

Owner's Name: **Nasr Shaker**

Owner's Address: 1150 Vultee Blvd. Apt.# B 205

Nashville, TN 37217

Mail Tax Bill to: Owner at Property Address

Parcel No.: 13500020600

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 6, 2012

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 25, 2011, and recorded at **Instrument No. 20110919-0072202** 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 Ofori & Associates, PC, 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: Ofori & Associates, PC

By: _____
Authorized Signatory

State of GA
County of Fulton

On the 4 day of January, 2012 before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Whale II 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 Ofori & Associates, PC, 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: 11-13-15

_____
Notary Public

JODI M REED
NOTARY PUBLIC - GEORGIA
COBB COUNTY
MY COMMISSION EXPIRES 11/13/15

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 **$86,107.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

NASR SHAKER
Affiant

Subscribed and sworn to before me this 6th day of January, 2012.

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 the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of Lot Number 3 on the Plat of the Division of the Estate of John C. Estes, deceased, as of record in minute book J Page 170 County Court for said County, described according to a survey made by George W. Watkins, Surveyor July 28, 1958 as follows:

Beginning at the center of the new part of Smith Springs Road at a point 400 feet West of the Northwest corner of the property conveyed to Buren Mack Bruce and wife, by deed from L.T. Stevens and wife, of record in Book 2856, Page 347, Register's Office for said County; thence with the center of said road Westerly 80 feet; thence South 24 degrees 20 minutes West 314.5 feet; thence South 87 degrees West 91 feet to a point 452 feet West of the Southwest corner of the Bruce property; thence North 23 minutes 00 minutes East 280.3 feet to the beginning.
Included in the above description but specifically excluded therefrom is that portion of the property sold to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8287, Page 887, Register's Office of Davidson County, Tennessee.