CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120032001 DEEDWARR
Recvd: 05/02/12 09:46 2 pgs
Fees:13.00 Taxes:268.62
20120502-0037438

FHA Case No. 483-364397-1

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

This Indenture, made and entered into this **30th day of April, 2012**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Colette Sears** and **Larry Chafin**, as wife and husband his/her 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10, ON THE PLAN OF GEORGE I. WADDEY'S SUBDIVISION OF THE W. N. MORGAN 18.25 ACRE TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 101, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY (ERRONEOUSLY REFERRED TO AS PARTICULAR IN PRIOR DEEDS) DESCRIBED AS FOLLOWS:

SAID LOT NO. 10 FRONTS 100 FEET ON THE SOUTH SIDE OF THE WILLIAMS FERRY ROAD AND RUNS BACK BETWEEN LINES 263 FEET ON THE EASTERLY LINE AND 242.6 FEET ON THE WESTERLY LINE, TO THE NORTH LINE AND 242.6 FEET ON THE WESTERLY LINE, TO THE NORTH LINE OF LOT NO. 11 ON WHICH IT MEASURES 70 FEET.

Property Address: 2314 McGavock Pike
Nashville, TN 37216

Owner's Name: **Colette Sears**
Larry Chafin

Owner's Address: 5800 Brodie Lane Apt. 725

Austin, TX 78745

Mail Tax Bill to: Owner at Property Address

Parcel No.: 06213008200

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 30, 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 **December 8, 2011**, and recorded at **Instrument No. 20120119-0005302** 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/her/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 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 26 day of April, 2012, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade 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: 1-26-14

_____
Notary Public

JACQUELINE YVETTE KING NOTARY PUBLIC MY COMMISSION EXPIRES JANUARY 26, 2014 FULTON COUNTY, GEORGIA

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 **$72,600.00**, 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 30 day of April, 2012.

My Commission Expires: 11-4-13

_____
(Seal)
Notary Public

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