BILL GARRETT, Davidson County
Trans:T20120053614 DEEDWARR
Recvd: 07/20/12 14:11 3 pgs
Fees:18.00 Taxes:162.80
20120720-0064058

CASH DEED FOR TENNESSEE

FHA Case No. 483-390815-2

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

This Indenture, made and entered into this **19th day of July, 2012**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Wei Xing Guo** , 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 104 ON THE PLAN OF BRITTANY PARK, PHASE 1B, FIRST REVISION, AS OF RECORD IN PLAT BOOK 9700, PAGE 610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Property Address: 1028 Brittany Park Dr.
Antioch, TN 37013

Owner's Name: Wei Xing Guo

Owner's Address: 884 Arlington Heights Dr

Brentwood, TN 37027

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 162120A10400CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 19, 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 March 13, 2012, and recorded at Instrument No. 20120316-0022611 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/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 16 day of July, 2012, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade IV 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: 11/8/14

_____
Notary Public

KATINA W PERRY NOTARY PUBLIC PAULDING CO., GEORGIA MY COMMISSION EXPIRES NOV. 8 2014

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 **$44,000.00**, 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 19TH day of July, 2012.

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

A certain tract or parcel of land in Macon County, State of Tennessee, described as follows, to wit: Tract Number 1: Beginning at the iron pin (new) at the north margin of Rocky Mound road being the southeast corner of the tract and a corner to Wesley Carter; thence with the North margin of Rocky Mound Road South 81 degrees 54 minutes 31 seconds West 39.94 feet to a point; South 73 degrees 48 minutes 44 seconds 37.47 feet to an iron pin (new), being a corner to Charles Webster; thence with Webster North 7 degrees 11 minutes 06 seconds West 5.79 feet to an iron pin (new); South 88 degrees 44 minutes 11 seconds West 173.61 feet to an iron pin (old), being a corner to Bryan Butcher and Paul Butcher, North 0 degrees 46 minutes 58 seconds East 428.64 feet to a rock; thence South 89 degrees 16 minutes 28 seconds East 212.76 feet to a post; South 0 degrees 41 minutes 41 seconds West 137.25 feet to 16 feet Locust; being corner to Wesley Carter; thence with Carter South 2 degrees 32 minutes 35 seconds West 85.01 feet to an iron pin (new); South 1 degree 20 minutes 16 seconds West 126.70 feet to an iron pin (new); South 32 degrees 11 minutes 41 seconds East 74.35 feet to the point of beginning.

Tract Number 2: Lying and being in the 13th Civil District of Macon County, Tennessee and being located on the rocky mound road on property found on tax map 16, parcel 18 and described as follows:

Beginning on the iron pin in the North right of way of the Rocky Mound Road, being the northeast portion of the above mentioned Deed, running North 07 degrees 11 minutes 06 seconds West approximately 15.5 feet to an iron pin in the northeast corner of the above mentioned deed; thence east with the line of Webster South 88 degrees 44 minutes 11 seconds West 39 feet to an iron pin (new); thence southeast approximately 39 feet in a straight line to the North right of way of Rocky Mound Road, passing through an iron pin at 24 feet, said pin being approximately 6 feet northeast of magnolia tree; thence in a northeasterly direction with the right of way of the Rocky Mound Road 18 feet to an iron pin, the beginning corner.

[Legal description has been corrected pursuant to attorney affidavit filed in Macon County at Book WD310 Page 141-143.