CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120068389 DEEDWARR
Recvd: 09/12/12 09:04 3 pgs
Fees:18.00 Taxes:166.50
20120912-0082611

FHA Case No. 483-368492

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 August, 2012**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Stone Peak Capital, LLC** , 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:

See Attached Exhibit A:

Property Address: 2647 Edge-O-Lake Dr.
Nashville, TN 37217

Owner's Name: **Stone Peak Capital, LLC**

Owner's Address: 1222 Twelve Stones Crossings

Goodlettsville, TN 37072

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 14904009700

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 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 June 21, 2012, and recorded at Instrument No. 20120709-0059842 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 HomeTelos, LP, 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: HomeTelos, LP

By: Home Telos, LP as Asset Manager
Contractor for C-OPC-23532
Authorized Signatory

For HUD by:
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 23rd day of August, 2012, before me the undersigned Notary Public of the State and County aforesaid, appeared RON HUTCHISON 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 HomeTelos, LP, 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: 07/20/2015

Notary Public

K.J. LOSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 **$45,000.00**, 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 30 day of August, 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

Land in Davidson County, Tennessee, being Lot Number 536 on the Map of Edge-O-Lake Estates, Section 6, as of record in Book 3700, Page 16, as amended in Book 3950, Page 334, said Register's Office for Davidson County, Tennessee, described as follows: Beginning at an iron pin on the southwest corner margin of Edge-O-Lake Drive being the common corner of Lot Number 536 and Lot Number 535, as recorded in Book 3700, Page 15, Register's Office for Davidson County, thence with the southwest margin of Edge-O-Lake Drive south 50 degrees 55 minutes east 83.19 feet to an iron pin; thence south 39 degrees 05 minutes west 108.46 feet to a concrete monument; thence south 35 degrees 33 minutes west 94.00 feet to a concrete monument; thence with the rear line of Lot 536 north 72 degrees 40 minutes 30 seconds west 95.80 feet to an iron pin; thence with the common line between Lots 536 and 535 north 39 degrees 05 minutes east 237.82 feet to the beginning.