CASH DEED FOR TENNESSEE

FHA Case No. 483-358574

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

This Indenture, made and entered into this 16th day of October, 2012, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Thomas J. Watson , 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:

BILL GARRETT, Davidson County
Trans:T20120079177 DEEDWARR
Recvd: 10/18/12 08:59 3 pgs
Fees:18.00 Taxes:162.80
20121018-0095496

Property Address: 225 Maplewood Trace
Nashville, TN 37207

Owner's Name: Thomas J. Watson

Owner's Address: 122 Wooddale Dr.

Hendersonville, TN 37075

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 06101000200

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 16, 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 13, 2012, and recorded at Instrument No. 20120709-0060070 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 11 day of October, 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: 4/8/14

_____
Notary Public

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

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 11th day of October, 2012.

My Commission Expires: 3/28/15

_____
(Seal)
Notary Public

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 1 ON THE PLAN OF THE SUBDIVISION OF THE LANDS OF WILLIAM PHILLIPS, OF RECORD IN PLAT BOOK 57, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE EAST 35 FEET OF LOT NO. 225 AND THE WEST 45 FEET OF LOT NO. 227 ON THE UNRECORDED MAP OF A SUBDIVISION OF PART OF LOT NO. 1 AND BEING A PART OF AN UNNUMBERED TRACT IN THE REAR, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF MAPLEWOOD LANE, 30 FEET, EAST OF THE COMMON CORNER OF LOTS 223 AND 225; THENCE PARALLEL TO THE LINE BETWEEN SAID LOTS AND ALONG SAID LINE, EXTENDED NORTHERLY 277 FEET, TO A POINT; THENCE EASTERLY 80 FEET, TO A POINT; THENCE SOUTHERLY PARALLEL TO THE LINE BETWEEN LOTS NOS. 227 AND 229 AND 20 FEET WEST OF THE SAME 277 FEET, TO THE CENTERLINE OF MAPLEWOOD LANE; THENCE WITH THE CENTER LINE OF SAID LANE, WESTERLY 80 FEET, TO THE POINT OF BEGINNING.