RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120082453 DEEDWARR
Recvd: 10/30/12 13:02 3 pgs
Fees:18.00 Taxes:222.00
20121030-0099469

FHA Case No. 483-387605

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

This Indenture, made and entered into this 29th 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 Emerald Creek Properties , it's 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: 3503 Stevens Ln.
Nashville, TN 37218

Owner's Name:
Emerald Creek Properties
Owner's Address: P.O. Box 616

Hendersonville, TN 37077

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 049000295.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 29, 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 April 16, 2012, and recorded at Instrument No. 20120507-0039026 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 PEMCO Limited, 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: PEMCO Limited

By: _____
Authorized Signatory

State of Georgia
County of Fulton

On the 23 day of Oct 2012, before me the undersigned Notary Public of the State and County aforesaid, appeared _____ 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 PEMCO Limited, 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: 2/7/2015

_____
Notary Public

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

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 $60,000.00, 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 29th day of October, 2012.

My Commission Expires: _____

_____
(Seal)
Notary Public

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

EXHIBIT A

The following described property located in the Thirteenth (13th) Civil District of Davidson County, Tennessee, to wit:

Beginning at an iron pin in the Southerly margin of Stevens Lane at the Northwesterly corner of the property conveyed to Elizabeth M. Arrington by deed from Howard B. Moore and wife, of record in Book 3075, Page 326, Register's Office for Davidson County, and running thence along the Southerly margin of Stevens Lane, North 84 degrees 41 minutes West 76 feet to a point; thence Southwardly 430 feet, more or less, to an iron pin at the Northwesterly corner of the property conveyed to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed from R.B. Beal and wife, of record in Book 2904, Page 39, said Register's Office, the said iron pin being also at the Northeasterly corner of the property conveyed to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed from R.B. Beal and wife, of record in Book 2961, Page 163, said Register's Office; thence along the Northerly line of the first mentioned Adventists property of record in Book 2904, Page 39, said Register's Office, North 80 degrees 15 minutes East 125 feet to the Southwesterly corner of the property conveyed to Leo Saad by deed from R.B. Beal and wife, of record in Book 2991, Page 464, said Register's Office; thence along Saad's Westerly line, North 13 degrees West 200 feet to an iron pin at Saad's Northwesterly corner, being also the Southwesterly corner of the said property conveyed to Elizabeth M. Arrington by deed of record in Book 3075, Page 326, said Register's Office; thence along Arrington's Westerly line North 5 degrees 20 minutes East 210.8 feet to the beginning.