CASH DEED FOR TENNESSEE

FHA Case No. 483-350395

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

This Indenture, made and entered into this 12th day of February, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Edna St. John, single 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:

BILL GARRETT, Davidson County
Trans: T20130014504 DEEDWARR
Recvd: 02/21/13 09:57 3 pgs
Fees: 18.00 Taxes: 455.10
20130221-0017356

Property Address: 1008 Tuckahoe Dr.
Madison, TN 37115

Owner's Name: Edna St. John

Owner's Address: ~~157-25 82 St.~~ 1023 Nesbitt Dr
Nashville TN 37207
~~Howard Beach, NY 11414~~

Mail Tax Bill to: Owner at ~~Property Address~~
1023 Nesbitt Dr
Nashville TN 37207

Parcel No.: 04209007500

THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 12, 2013

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 September 13, 2012, and recorded at Instrument No. 20121210-0113457 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-23632
Authorized Signatory

For HUD by:
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 7th day of February, 2013, 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: 6/18/13

Notary Public

ROBBIE L. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 $123,000.00, 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 12 day of February, 2013.

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"

Tract "S": A tract or parcel of land in the 11th Civil district of Davidson County, Tennessee, being parts of the land conveyed to J.R. Coarsey, Trustee, by deed from J.C. Oakley et ux and H.W. Crook, recorded in Book 2435, Page 225, RODC, Tenn., and by deed from Emma R. Kemper recorded in Book 2435, Page 205, RODC, Tenn., and being part of the land marked J.R. Coarsey, Trustee, on the plan of Kemper Heights, Section One, as recorded in Book 2331, Page 66, RODC, Tenn., a part of the land marked "Reserved Parcel 3" on the plat Kemper Heights Section Two, as recorded in Book 2331, Page 104, RODC, Tenn., and more particularly described as follows:

Beginning at an iron stake at the southwest corner of Lot NO. 145, Kemper Heights, Section One, thence with the rear line of Lot 145 North 74 deg. 32' East 76.7 feet to a concrete monument at the common back corner of Lots 145 and 146, Kemper Heights, Section One and Lot 150 in Kemper Heights, Section Two; thence with the rear line of Lot 150 Kemper Heights, Section Two, South 70 deg. 14' East 27.7 feet to a concrete monument in the line between the Oakley and Kemper conveyances and continuing in the same direction 45.5 feet (in all 73.1 feet) to a concrete monument at the common rear corner of Lots 150 and 151 Kemper Heights, Section Two; thence with the westerly line of Lot 151, South 22 deg. 51' East 219.85 feet to an iron stake in the northerly margin of Tuckahoe Drive; thence with said northerly margin of Tuckahoe Drive; thence with said northerly margin South 67 deg. 09' West 109.6 feet to an iron stake; thence North 26 deg. 30' West 72 feet to the line between Oakley and Kemper Conveyances continuing in the same direction 208.1 feet (in all 280.1 feet) to the beginning, containing 0.72 acres, more or less.

Tract "R": A tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being parts of the land conveyed to J. R. Coarsey, trustee, by deed form J.C. Oakley, et ux and H.W. Crook, recorded in Book 2435, Page 225, RODCT and by deed from Emma R. Kemper recorded in Book 2435, Page 205, RODCT and being part of the land marked J.R. Coarsey, Trustee, on the Plat of Kemper Heights, Section One, as recorded in Book 2331, Page 66, RODCT a part of the land marked "Reserved" Parcel 3 on the plat of Kemper Heights, Section Two, as recorded in Book 2331, Page 104, RODCT and more particularly described as follows:

Beginning at a concrete monument at the southwest corner of Lot No. 144 of Kemper Heights, Section One, thence with the rear line of said Lot 144, North 74 deg. 32' East 76.6 feet to an iron stake at the common rear corner of Lots 144 and 145, Kemper Heights, Section One; thence South 26 deg. 30' East 208.1 feet to the line between the Oakley and Kemper conveyances and continuing in the same direction 72 feet more or less, in all 280.1 feet to an iron stake in the north margin of Tuckahoe Drive as shown on the plat of Kemper Heights, Section Two, recorded in Book 2331, Page 104, RODCT, thence with the north margin of Tuckahoe Drive, South 67 deg. 09' 37 feet west to a concrete monument continuing in the same direction with the proposed extension of Tuckahoe Drive 50 feet in all 87 feet to an iron stake; thence North 24 deg. 00' West 289.55 feet to the beginning, containing .053 acres, more or less. Being the same property conveyed to Tina Louise Hampton by Quitclaim Deed from Scott Hampton of record in Book 8951, page 877, said Register's Office