Record & Return to:
REALTY TITLE & ESCROW CO., INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130019123 DEEDWARR
Recvd: 03/08/13 11:07 3 pgs
Fees:18.00 Taxes:129.50
20130308-0023304

CASH DEED FOR TENNESSEE

FHA Case No. 483-356901

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

This Indenture, made and entered into this 5th day of March, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Brian Norton, 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:

Property Address: 339 Keeton Ave.
Old Hickory, TN 37138

Owner's Name: Brian Norton

Owner's Address: 1001 Bryan St.

Old Hickory, TN 37138

Mail Tax Bill to: Owner at Property Address

Parcel No.: 04401001000

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 5, 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 11, 2012, and recorded at Instrument No. 20121217-0115706 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 Fu Hon

On the 27 day of February, 2013, 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: 1.26.16

_____
Notary Public

JACQUELINE YVETTE KING NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 26, 2016

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 $35,000.00, 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 5 day of March, 2013.

My Commission Expires: 11-4-13

_____
(Seal)
Notary Public

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11-4-13 DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Scenic View Subdivision, in the 4th Civil District, not of record, and described as follows: Beginning at a point in the southeasterly margin of Hickerson Street, at the corner of Lots 27 and 28; thence with the line between said lots, southeasterly 305.9 feet to a point in the center of a drainage ditch; thence with the center of the same, southwesterly 95.5 feet to the northeasterly margin of Keeton Avenue; thence with the margin of the same northwesterly 186.8 feet to the beginning of a slight curve, and continuing with the margin of said Avenue, northwesterly around said slight curve, 87.8 feet to the beginning of another curve; thence around said curve, northerly 42.7 feet to the margin of Hickerson Streets; thence with the margin of the same, northeasterly 78.5 feet to the beginning.