CASH DEED FOR TENNESSEE

FHA Case No. 483-289661

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

This Indenture, made and entered into this 25th day of June, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Rebecca A Kuhn, Unmarried her 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: 2940 McGavock Pike
Nashville, TN 37214

Owner's Name: Rebecca A Kuhn

Owner's Address: 2905 Fern Brook Lane

Nashville, TN 37214

Mail Tax Bill to: Owner at Property Address

Parcel No.: 07312009500

Davidson County DEEDWARR
Recvd: 06/28/13 08:57 3 pgs
Fees:18.00 Taxes:499.50
20130628-0066475

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 25, 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 November 19, 2012, and recorded at Instrument No. 20130415-0036997 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
Home Telos, LP as Asset Manager
Contractor for C-OPC-23832

By: _____
Authorized Signatory
For HUD by:
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 20 day of June, 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: 1/6/14

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
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 $135,000.00, 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 25 day of June, 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"

Land in the 3rd Civil District of Davidson County, Tennessee, being the Northerly 75 feet front of Lot Number 22 and the Southerly half of Lot Number 23 on the Plan of Geo. I. Wadday's Subdivision, called Sunset View, not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the Easterly margin of McGavock Pike at the Southwest corner of the property conveyed to J. C. Byrum and wife, by deed from J. A. Brown and wife, of record in Book 1882, Page 143, Register's Office for said County, said point being 50 feet South of the corner of Lots Numbers 23 and 24: thence with Byrum's Southerly line, Eastwardly 406 feet, more or less, to the top of bluff and down said bluff to low water mark of Cumberland River; thence with said low water mark, Southwardly 124.2 feet, more or less, to a point 25 feet North of the corner of Lots Numbers 21 and 22, the Northeast corner of the property conveyed to James Robert Browder and wife, by deed from Geo. I. Waddey, Jr., of record in Book 2480, Page 537, said Register's Office; thence with said Browder's Northerly line, Westwardly 165 feet, more or less, to the top of bluff on the Cumberland River and continuing Westwardly 410 feet, more or less, to the Easterly margin of McGavock Pike; thence with said Pike, Northwardly 125 feet to the beginning.

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A.R. Turner

Notary's Signature

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