CASH DEED FOR TENNESSEE

FHA Case No. 483-379322

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

This Indenture, made and entered into this 1st day of July, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Charles Edward Griffith, Married, Brooke Leigh St. John, Unmarried and Cynthia Foster Griffith, Married 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:

Situate in Davidson County, State of Tennessee, described as follows, to wit: Being Lot Number 57A on the Plan of Zone Lot Division of Lots 37 & 57 of East Lake Subdivision; Section IV, as of recorded in Plat Book 5200, Page 579, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Said Lot Number 57A Fronts 37.94 feet on the West side of Lakeford Drive and extends back 143.00 feet on the North line and 143.00 feet on the South Line to a dead line measuring 37.86 feet thereon.

Property Address: 3247 Lakeford Dr.
Nashville, TN 37214

Owner's Name: Charles Edward Griffith
Brooke Leigh St. John
Cynthia Foster Griffith

Owner's Address: 491 Wilson Drive

Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/01/13 14:30 3 pgs
Fees:18.00 Taxes:133.20
20130701-0067722

Mail Tax Bill to: Owner at Property Address

Parcel No.: 10812001800

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 1, 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 14, 2012, and recorded at Instrument No. 20130506-0045698 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.

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 Georgia
County of Fulton

On the 28 day of June, 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: 3/14/17

_____
Notary Public

TERRI V JAMES NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES MAR 14 2017

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 $36,000.00, 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 1st day of July, 2013.

My Commission Expires: 6-13-2017

_____
(Seal)
Notary Public

BEAUBOUEF NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

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

Cari Allen

Notary's Signature

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

My Commission Expires: 11-4-13