CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 07/08/13 15:05 3 pgs
Fees:18.00 Taxes:406.60
20130708-0070408

FHA Case No. 483-371694-2

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

This Indenture, made and entered into this 3rd 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 Sharron Denman , married 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: 1108 Neelys Bend Rd.
Madison, TN 37115

Owner's Name: Sharron Denman

Owner's Address: 7105 Wheat Rd.

Franklin, TN 37062

Mail Tax Bill to: Owner at Property Address

Parcel No.: 05212000100
THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 3, 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 10, 2012, and recorded at Instrument No. 20120914-0083438 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 OCBPC 23932

By: _____
Authorized Signatory

For HUD by:
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 1st day of July, 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: 11/3/15

Notary Public

DEBRA SARGENT
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11-03-2015
DAVIDSON 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 $109,891.00, 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 3 day of July, 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 Davidson County, Tennessee, described as follows, to-wit:

TRACT One:

Land in the 11th Civil District of Davidson County, Tennessee, being described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor June 30, 1952, as follows: BEGINNING at an iron pin in the southwesterly margin of Neeley's Bend Road, at the northeast corner of the property conveyed to HA Bains and wife, Mary Lee Bains, by deed from Edward E. Marlin and wife, of record in Book 2018, page 49, said Register's; thence along the Bains' easterly lin, South 18 degrees 30 minutes West 423.8 feet to an iron pin; thence an westerly direction 100 feet to an iron pin; thence northeastwardly 359.5 feet to an iron pin in the southwesterly margin of Neeley's Bend Road; thence with the margin of said road, northwestwardly 160 feet to the beginning.

Tract Two:

A small tract of land in the 11th Civil District of Davidson County, Tennessee, being described according to a survey thereof by Cantrell, Connell & Morrison, September 10, 1952, as follows: BEGINNING at an iron pin at the southeast corner of the property conveyed to L. M. Nelson and wife, by deed of record in Book 2088, page 6, Register's Office for said County, said pin being 359.5 feet, more or less, from the southerly margin of Neeley's Bend Road, thence South 22 degrees 28 minutes East 175.5 feet to an iron pin in a fence line; thence along said fence line, North 63 degrees 33 minutes West 81.5 feet to an iron pin in the southeast corner of the property conveyed to H. A. Bains and wife, by deed of record in Book 2018, page 49, said Register's Office; thence with Bains' easterly line, North 19 degrees 23 minutes East 159.9 feet to an iron pin at the southwest corner of the Nelson property above mentioned; thence with Nelsons' rear line, South 74 degrees 32 minutes East 100 feet to the beginning, containing 0.35 acres (acreage not warranted), more or less.

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.

Notary's Signature

My Commission Expires:

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