CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 09/12/13 13:22 3 pgs
Fees:18.00 Taxes:151.70
20130912-0096365

FHA Case No. 483-406524

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

This Indenture, made and entered into this 11th day of September, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and James Stevens , 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: 3616 Whites Creek Pike
Nashville, TN 37207

Owner's Name: James Stevens

Owner's Address: 475 West End Ave.

Cookeville, TN 38501

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 04900010800

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 11, 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 August 27, 2012, and recorded at Instrument No. 20130606-0057494 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 Georgia
County of Fulton

On the 6 day of Sept 2013, before me the undersigned Notary Public of the State and County aforesaid, appeared Shaneka Hall 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

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 $41,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

C. Walsh
Affiant

Subscribed and sworn to before me this 11th day of September, 2013.

My Commission Expires: 6-13-2017

(Seal)
Notary Public

S. J. BEAUBOUEF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"

TRACT I:

BEING LOT NO.5 OF BLOCK "B" ON THE PLAN OF JACK BURTON`S SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING AT A SURVEY BY JAMES A. HAMILTON, SURVEYOR, DATED DECEMBER 21, 1946, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WHITES CREEK PIKE AT THE COMMON CORNER OF LOTS NOS 4 & 5 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS 4 & 5, SOUTH 58 DEGREES 15 MINUTES WEST 275 FEET TO AN IRON PIN; THENCE NORTHERLY 150 FEET TO AN IRON PIN; THENCE NORTH 58 DEGREES 15 MINUTES EAST 275 FEET TO THE CENTER OF WHITES CREEK PIKE; THENCE WITH THE CORNER OF SAID PIKE, SOUTHERLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. SMOTHERMAN FROM ROGER D. BYBEE BY WARRANTY DEED DATED 08-03-2007, AND RECORDED 08-23-2007 IN INSTRUMENT # 20070823-0101206, SAID REGISTER`S OFFICE.

TRACT II:
LOT OF LAND ADJOINING AND TO THE REAR OF LOT NO.5 OF BLOCK "B" ON THE PLAN OF JACK BURTON`S SUBDIVISION, THE SAID LOT NO.5 HAVING BEEN CONVEYED TO ROGER D. BYBEE OF RECORD IN BOOK 6424, PAGE 474, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE LOT HEREIN CONVEYED MEASURES 150 FEET ON ITS NORTHERLY BOUNDARY, BEING REAR BOUNDARY OF LOT NO.5, AND RUNS BACK BETWEEN LINES MEASURING 76 FEET, MORE OR LESS, TO A REAR LINE, ON WHICH IT MEASURES 146 FEET, 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