Return to:
Marshall County Title & Escrow
118 Second Avenue South
Lewisburg, TN 37091

BILL GARRETT, Davidson County
Trans:T20130083554 DEEDWARR
Recvd: 09/27/13 08:18 3 pgs
Fees:18.00 Taxes:255.30
20130927-0101446

CASH DEED FOR TENNESSEE

FHA Case No. 483-358546

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

This Indenture, made and entered into this 10th 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 Kathryn Henderson , her 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:

See attached Exhibit A Legal Description

Property Address: 924 Due W. Ave N.
Madison, TN 37115

Owner's Name: Kathryn Henderson

Owner's Address: 313 Lovell Dr.

Madison, TN 37115

Mail Tax Bill to: Owner at Property Address

Parcel No.: 05101001300

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 10, 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 January 8, 2013, and recorded at Instrument No. 20130506-0045445 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, LLP as Asset Manager
Contractor for C-OPC-23632

By: _____
Authorized Signatory
For: Christie Perry, Closing Specialist

State of Tennessee
County of Davidson

On the 6th day of September, 2013, before me the undersigned Notary Public of the State and County aforesaid, appeared Christie Perry 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: 06/21/2014

Notary Public

BECKY A PERRICONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

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 $69,000.00, 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 10th day of September, 2013.

My Commission Expires: 11-4-13

(Seal)
Notary Public

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

EXHIBIT A

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 19 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD, DESCRIBED ACCORDING TO A COPY OF SURVEY MADE BY H.R. SWANN, JR., ON APRIL 20TH 1947, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DUE WEST AVENUE AT THE CORNER OF LOTS NOS. 18 AND 19; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 590.53 FEET TO A POINT; THENCE EASTERLY 80.5 FEET TO THE CORNER OF LOTS NOS. 19 AND 20; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 573.39 FEET TO THE NORTH MARGIN OF DUE WEST AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 107.27 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE IS A PORTION OF THE ABOVE DESCRIBED PREMISES HAVING BEEN CONVEYED TO CHESTER A. LAFEVER BY DEED OF RECORD IN BOOK 8682, PAGE 687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY FIVE FEET OF LOT NO. 19 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD AND DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY H.R. SWANN, JR. SURVEYOR AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DUE WEST AVENUE AT THE CORNER OF LOTS NOS. 18 AND 19; THENCE NORTHERLY WITH THE LINE BETWEEN SAID LOTS 590.53 FEET TO A POINT ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED OF RECORD IN BOOK 8322, PAGE 735, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE IN EASTERLY DIRECTION WITH SAID SOUTHERLY LINE A DISTANCE OF 5 FEET TO A POINT; THENCE SOUTHERLY 589.5 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY MARGIN OF DUE WEST AVENUE; THENCE WESTERLY WITH SUCH NORTHERLY MARGIN A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING.