CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 10/08/13 11:37 3 pgs
Fees:18.00 Taxes:522.15
20131008-0105600

FHA Case No. 483-377534

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

This Indenture, made and entered into this 4th day of October, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Charlotte Holt Baird, 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:

Land in Davidson County, Tennessee, being Lot No. 31 of Block B on the Map of Happy Valley Subdivision, not of record, and being more particularly described as follows, to-wit:

Beginning at a point in the northerly margin of Bobby Avenue at the corner of Lots Nos. 30 and 31; thence with the line between said lots, northwesterly 140 feet to a point, the corner of said lots and of Lots Nos. 11 and 12, Block A; thence with the line between Lots Nos. 31 and 12, northeasterly 75 feet to the corner of said lots, and of Lots Nos. 13, Block A and Lot No. 32, Block B; thence with the line between Lots Nos. 31 and 32, Block B, southeasterly 140 feet to the margin of Bobby Avenue; thence with the margin of the same, southwesterly 75 feet to the beginning.

Property Address: 2731 Bobby Ave.
Nashville, TN 37216

Owner's Name: Charlotte Holt Baird

Owner's Address: 816 Ramsey Street
Nashville, TN 37206

Mail Tax Bill to: Owner at Property Address

Parcel No.: 07301008100

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 4, 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 20, 2012, and recorded at Instrument No. 20130722-0075470 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

By: Home Telos, LP as Asset Manager Contractor for C-OPC-23632
Authorized Signatory
For HUD by: Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 2nd day of October, 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: 6/24/2014

Notary Public

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD 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 $141,121.22, 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 4th day of October, 2013.

My Commission Expires: 6-13-2017

(Seal)
Notary Public

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

Certificate of Authenticity

I, Stephanie Beaubouef 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Penny Allison, a notary public for this county and state, Stephanie Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

PENNY ALLISON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/28/15