BILL GARRETT, Davidson County
Trans:T20140000125 DEEDWARR
Recvd: 01/02/14 10:14 2 pgs
Fees:13.00 Taxes:222.00
20140102-0000165

CASH DEED FOR TENNESSEE

FHA Case No. 483-456224

Prepared by & Return to: Smith.Sholar.Milliken.PLLC.
846 Conference Drive
Goodlettsville, TN 37072

This Indenture, made and entered in this this 31st day of December, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Terry A. Harper, 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 part 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 of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 and the northerly ½ of Lot No. 7, of Block "F" on the plan of CRITTENDEN ESTATES, as shown by plat of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said lot and part of adjoin and front together 82 ½ feet on the east side of Idlewild Avenue and run back 139.25 feet on the northerly line of Lot 8, and 139.4 feet more or less on the south line of said part of Lot 7, to a dead line, measuring 82.5 feet thereon.

Property Address:	517 Idlewild Avenue Madison, TN 37115
Owner's Name:	Terry A. Harper
Owner's Address:	239 Bluegrass Drive Hendersonville, TN 37075
Mail Tax Bill to:	Owner at ~~Property Address~~ 239 Bluegrass Dr Hendersonville TN 37075
Parcel No.:	52-1-129

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 31, 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 3, 2013, and recorded at Book , Page 20130905-0093785, 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 PEMCO Limited, 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: PEMCO, Limited

By: _____
Authorized Signatory

State of Tennessee
County of Davidson

On the 24 day of Dec, 2013, before me the undersigned Notary Public of the State of County aforesaid, appeared Keisha Silmon 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 PEMCO, Limited, 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: 2-7-2015

_____
Notary Public

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

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 $60,000.00, 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 31st day of December, 2013..

My Commission Expires: 3/31/14

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
(Seal)
Notary Public

File No. G13-8116D