# CASH DEED FOR TENNESSEE

**FHA Case No. 483-331031**

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR. STE 120
NASHVILLE, TN 37220
File No ST2013-2380

**This Indenture**, made and entered into this 10TH day of JANUARY, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and **JAMES CALLAHAN,** _____ his/her/their/its 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 of DAVIDSON , State of Tennessee, to wit:

LEGAL DESCRIPTION:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF JOYWOOD,
AS OF RECORD IN BOOK 974, PAGE 45. REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBLIN TN, PLLC F/K/A RUBIN LUBLIN SUAREZ SERRANO TN, PLLC, DATED 05/29/2013 AND RECORDED ON 09/11/2013 IN INSTRUMENT NUMBER 20130911-0095836 SAID REGISTER'S OFFICE SAID COUNTY.

Property Address: 1803 A LISCHEY AVE., NASHVILLE TN 37207

Owner's Name: JAMES CALLAHAN

Owner's Address: 1803 A LISCHEY AVE., NASHVILLE TN 37207

Mail Tax Bill to: NEW OWNER, SAME AS ABOVE

Parcel No.: 07112002700

BILL GARRETT, Davidson County
Trans:T20140008382 DEEDWARR
Recvd: 02/05/14 12:29 2 pgs
Fees:13.00 Taxes:233.10
20140205-0010233

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: JANUARY 10, 2014**

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 Substitute Trustee'sDeed dated 5/29/13, and recorded at Instrument No. 20130911-0095836 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. 4837-D-57 (July 25, 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: _____

Its: Authorized Signatory

State of **Georgia**
County of **Fulton**

On the 23 day of Jan, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Austin Trimmond 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 company by himself/herself as an authorized signatory and for said company on behalf of the **Secretary of Housing and Urban Development**.

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 Sumner

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 **$63,000.00** , 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 28 day of January, 2014.

My Commission Expires: 8/23/14

Notary Public (Seal)

LINDSEY Q. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.