STATE OF TENNESSEE }
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4 DAY OF March, 2014.

NOTARY PUBLIC

My Commission expires:

BRONER McCOY LEWIS CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 370
File: 14020013
Case No. 483-386516

Address of New Owner
FarrarStreet, Inc.
5096 Bull Run Road
Ashland City, TN 37015

Send Tax Bills To:
Same

Tax Information:
090-08-0-105.00

BILL GARRETT, Davidson County
Trans:T20140015035 DEEDWARR
Recvd: 03/05/14 10:45 2 pgs
Fees:13.00 Taxes:203.50
20140305-0018454

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Secretary of Housing and Urban Development, of Washington, D.C.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does transfer and convey unto **FarrarStreet, Inc.,** hereinafter called the **Grantee**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Resubdivision of certain lots in the West Nashville Annex, of record in Book 332, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Urban Housing & Development by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, dated 07/16/2013 and filed for record on 11/14/2013 as Instrument Number 20131114-0117606, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John R. Barnes, unmarried, by Warranty Deed from Brendan P. Callaghan and wife, Christine M. Callaghan, dated 04/11/2008 and filed for record on 04/11/2008 as Instrument Number 20080411-0037105, Register's Office for Davidson County, Tennessee.

Further being the same property acquired by **Secretary of Housing and Urban Development, of Washington, D.C.** 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 as referenced above.

This is improved property generally located:
635 James Avenue, Nashville, TN 37209

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 4, 2014

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee its successors and/or assigns, forever. Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and/or assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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.

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of Ofori and 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). this the 27 day of February, 2014.

Signed, sealed and delivered in the The Secretary of Housing and Urban Development of presence of: Washington, D.C., and/or his/her successors and/or assigns by Ofori and Associates, PC.

IN WITNESS WHEREOF,

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 and Associates, PC

By: _____
Authorized Signatory
Printed Name: George S. Wade II

STATE OF GA
COUNTY OF Fulton

On the 27 day of February, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade II, 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 and 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.

This the 27th day of Feb, 2014.

My commission Expires: 3/14/17

TERRI V JAMES
NOTARY PUBLIC
DEKALB CO., GEORGIA
MY COMMISSION EXPIRES
MAR 14 2017

_____
NOTARY PUBLIC