Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

CASH DEED FOR TENNESSEE

FHA Case No. 483-425787

Prepared By & Return To:
Vanderpool, Pearman & Drumwright
256 Seaboard Lane, Suite G104
Franklin, TN 37067
File No. 14-R6220

This Indenture, made and entered into this 24th day of April, 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 **Timika S. Ford**, his/her/their/its heirs and assigns, party(ies) of the second part,

Witnesseth: That for an 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:

Land Davidson County, Tennessee, being Lot 19, Haynes Subdivision, Section Two, as shown on plat of record in Plat Book 2331, Pages 58-59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C., by deed from Shapiro & Kirsch, as Substitute Trustee, of record in Instrument No. 20140210-0011280, Register's Office for Davidson County, Tennessee.

Property Address:	604 Malta Drive, Nashville, Tennessee 37207
Owner's Name:	Timika S. Ford
Owner's Address:	604 Malta Drive, Nashville, Tennessee 37207
Mail Tax Bill To:	Franklin American Mortgage, 501 Corporate Centre Drive, Suite 400, Franklin, TN 37067
Parcel No.:	059-16-0-003.00

THIS DEED IS NOT EFFECTIVE UNTIL:

BEING the same property acquired by the Secretary of Housing and Urban Development pursuant to the provision of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.) by Substitute Trustee's Deed dated September 9, 2013, and record in Instrument No. 20140210-0011280, Register's Office for 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.

BILL GARRETT, Davidson County
Trans:T20140028647 DEEDWARR
Recvd: 04/28/14 10:23 2 pgs
Fees:13.00 Taxes:314.50
20140428-0035338

AND THE SAID party of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the afore described real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he/she 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 _____, Asset Manager of the U.S. Department of Housing and Urban Development, for an on behalf of the Secretary of Housing and Urban Development, under the Redelegation of authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012).

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns

Camilla Lowe

By:
Its: Authorized Signatory

STATE OF GA

COUNTY OF FULTON

On the 23 day of April, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Camilla Lowe, 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 an Authorized Signatory of Pemco, said company being an Authorized Signatory for the **Secretary of Housing and Urban Development**, the within named bargainor, and the he/she as such Authorized Signatory being authorized to do so, 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.**

Nicholaus A Rice

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Elizabeth Peters

Affiant

Sworn to and subscribed before me
this 24 day of April, 2014.

Notary Public
My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County