BILL GARRETT, Davidson County
Trans:T20140036222 DEEDWARR
Recvd: 05/23/14 09:54 3 pgs
Fees:18.00 Taxes:269.66
20140523-0044570

CASH DEED FOR TENNESSEE

FHA Case No. **483-389689**

Prepared By & Return To: Four Star Title, LLC
2508 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

File #14-0248

This Indenture, made and entered into this 16th day of **May, 2014**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Albert C. England**, party(ies) of the second part.

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt 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:

See Attached Exhibit "A"

Property Address:	1419 Timber Valley Drive, Nashville, TN 37214
Owner's Name:	Albert C. England
Owner's Address:	2003 Woodcrest Circle, Mt. Juliet, TN 37122
Mail Tax Bills To:	Same as New Owner
Parcel No:	108-16-265

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 16th, 2014

Being the same 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 **December 13, 2012**, and recorded at Instrument Number 20140318-0022100, 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 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 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, LTD, 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, LTD

By: _____
Authorized Signatory

STATE OF GA
COUNTY OF Fulton

On the 13 day of May, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Sheila Simms, 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, Ltd, said company being the authorized signatory for the Secretary of Housing and Urban Development, the within named bargainers, 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 WILSON

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 **$72,880.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribe and sworn to before me this 16TH day of May, 2014.

My Commission Expires: 2/6/18

Notary Public

(Seal)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

Being Lot Number 48B on the Plan of Percy Priest Woods, Section II, as of record in Plat Book 6250, Page 127, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, recorded March 18, 2014 in Instrument Number 20140318-0022100, Register's Office for Davidson County, Tennessee; and further conveyed to Tonya Yokley by Warranty Deed from Zachry F. Martin and wife, Janice F. Martin recorded March 1, 2007 in Instrument Number 20070301-0025168, Register's Office for Davidson County, Tennessee.