THIS INSTRUMENT PREPARED BY:
Bell & Alexander Title Services, Inc
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

NAME			ADDRESS			
NAME & ADDRESS OF PROPERTY OWNER:			SEND TAX BILLS TO:			MAP & PARCEL NUMBERS:
Caleb S James Emily M James			NEW OWNER			09209043400
(NAME) 3220 Torbett St			(NAME)			HUD Case # 483-393753
(ADDRESS) Nashville,	TN	37209	(ADDRESS)			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

The Secretary of Housing and Urban Development

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

Caleb S James and Emily M James, Husband and Wife

(herein called "Grantees"), the real property situated in Hamilton County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of G.E. Jackson's Subdivision of the Marable Tract, of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Secretary of The Department of Housing and Urban Development by deed from Bank of America, N.A. of record in Instrument No. 20140206-0010607 Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on February 06, 2014.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantees, their heirs and assigns forever. The Grantors covenant that they are seized and possessed of the above described property, and have the right to convey it, and Grantors does hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantees, their heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantors, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

BILL GARRETT, Davidson County
Trans:T20140070014 DEEDWARRSP
Recvd: 09/18/14 14:09 2 pgs
Fees:13.00 Taxes:355.57
20140918-0085834

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. 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, Ltd.**

By: _____

Its: Authorized Signatory

State of GA

County of Cobb

On the 9 day of September, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared _____ 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, Ltd.** 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 professional corporation by himself/herself as an authorized signatory and for said professional corporation on behalf of the **Secretary of Housing and Urban Development**.

SHARON LEE
COBB COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 21, 2015

My Commission Expires: _____

_____
Notary Public

State of **Tennessee**
County of Williamson

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 **$96,100.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Crowell
Affiant

Subscribed and sworn to before me this 10 day of September, 2014.

My Commission Expires: 11-17-17

Brittany Hoins
Notary Public

BRITTANY HOINS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY