




Tom Leatherwood
Shelby County Register

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Office of the Shelby County Register.

 06175857	
10/26/2006 - 03:02 PM	
2 PGS : R - WARRANTY DEED	
KATHY 444711-6175857	
VALUE	26500.00
MORTGAGE TAX	0.00
TRANSFER TAX	98.05
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	111.05
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

CASH DEED FOR TENNESSEE

FHA Case No. 482-371826

This instrument was prepared by the Department of Housing and Urban Development

Return to: Fearnley & Califf - HUD
6373 Quail Hollow Road North
Suite 101
Memphis, TN 38120

This Indenture, made and entered into this 25th day of October, 2006, by and between Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Adam Guerrero, unmarried his/her their 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 Shelby, State of Tennessee, to wit:

Lot 71, Kenilworth Land Company's Subdivision, as shown on Plat of record in Plat Book 7, Page 123, in the Register's Office of Shelby County, Tennessee to which reference is hereby made for a more particular description of said property.

Property Address: 3713 Townes Avenue
Memphis, TN 38122

Owner's Name: Adam Guerrero

Owner's Address: 1236 Madison Avenue, #15
Memphis, TN 38104

Mail Tax Bill to: Adam Guerrero
3713 Townes Avenue
Memphis, TN 38122

Parcel No.: 043 081 00013

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 25, 2006

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 deed dated February 17, 2006, and recorded at Instrument No. 06059436 in the Register's Office of Shelby 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 aforescribed 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 Pyramid Real Estate Services, LLC, Management and Marketing contractor 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

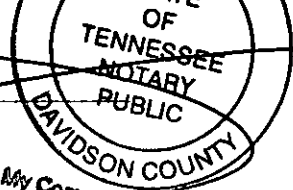
By: Shelley Schroeder
Authorized Signatory
Memphis, Tennessee

State of Tennessee
County of Davidson

On the 23 day of October, 2006, before me the undersigned Notary Public of the State and County aforesaid, appeared Shelley Schroeder 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 Pyramid Real Estate Services, LLC 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 is 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:

1/24/2009

[Signature]
Notary Public


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 \$26,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]
Affiant

Subscribed and sworn to before me this 25 day of October, 2006

My Commission Expires:



Betty L. Fulton (Seal)
Notary Public