Mail Geo Stelmund & Johnson on Linden Ave (1511)

Deed for Tennessee (Credit Sale)

BOOK 3813 PAGE 671

FHA 48-617796

FOR AND IN CONSIDERATION OF THE SUM OF NINE THOUSAND - - - - - - - - - - DOLLARS ($ 9,000.00), THREE HUNDRED - - DOLLARS ($ 300.00), of which has been paid in cash and the remainder EIGHTY-SEVEN HUNDRED - - - - - - - - - - - - DOLLARS ($ 8,700.00), with interest at FIVE AND ONE FOURTH - - - - - - - -per centum (5¼%) per annum from September 1, 1964 , being payable as evidenced by purchaser's promissory note to PHILIP N. BROWNSTEIN , of Washington, D. C., as Federal Housing Commissioner, his successors and assigns, having his principal office and post office address in Washington, D. C., at the office of the Federal Housing Administration in Washington, D. C., or at such other place as the holder may designate in writing in monthly installments of FIFTY-EIGHT and 64/100 - - - - - - - - - - - - - DOLLARS ($58.64), commencing on the first day of November, 1964 , and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of October, 1984.

PHILIP N. BROWNSTEIN of Washington, D. C., as Federal Housing Commissioner, party of the first part, has bargained and sold, and by these presents does transfer and convey unto JOHN B. JOHNSON and wife, ROBBIE J. JOHNSON party(ies) of the second part, the heirs and assigns of the said party(ies) of the second part a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly one-half of Lot No. 58 on the Plan of Belmont Land Company's Subdivision, called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Linden Avenue and runs back between parallel lines 188 feet to an alley.

Said property is improved and is known as 1511 Linden Avenue, Nashville, Tennessee.

Being the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated October 31, 1963 , and recorded in Book 3648 , Page 415 Office of the Register, County of Davidson , State of Tennessee

A vendor's lien is hereby retained to secure the unpaid balance of the above consideration; also, said party(ies) of the second part has(ve) executed a Deed of Trust to Roy C. Huskey , Trustee, upon the property herein described, to which Deed of Trust reference is here made for its terms and conditions. A release or discharge of the vendor's lien by the owner and holder of the debt hereby secured will operate as a release or discharge of the Deed of Trust aforesaid and a proper release or discharge of the Deed of Trust will operate as a release or discharge of the vendor's lien herein retained.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said party(ies) of the second part, the heirs and assigns of the said party(ies) of the second part, forever.

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FHA-Wash., D. C.

FHA FORM NO. 1879-1 Rev. 5/63

AND the said party of the first part does covenant with the said party(ies) of the second part, that he is lawfully seized and possessed of the said land in fee simple, and has a good right to convey same.

AND the said party of the first part does further covenant and bind himself, his successors and assigns, to WARRANT and forever DEFEND the title to the said land to the said party(ies) of the second part, the heirs, representatives and assigns of the said party(ies) of the second part, against the lawful claims of all persons claiming same by, through, or under him, but no further or otherwise, and EXCEPT as to all covenants, easements, restrictions and conditions of record against the property herein described; and any state of facts which an accurate survey of said property would show; and the liens of all taxes and assessments for the current year and of any installments of assessments payable on or after the date of the aforementioned Deed of Trust, the payment of such taxes and assessments being hereby assumed by the party(ies) of the second part.

IN WITNESS WHEREOF the undersigned on this 26th day of August 19 64, has set his hand and seal as Field Office REALTY OFFICER FHA Field Office, KNOXVILLE Tennessee, for and on behalf of the said Federal Housing Commissioner, under authority and by virtue of the Code of Federal Regulations, 24 CFR 200.95(w), 200.96, 200.98, 200.99; and under authority of 12 USC 1710(g)(said section of the statute being known as 204 (g) of the National Housing Act, as amended).

Signed, sealed and delivered in the presence of:

PHILIP N. BROWNSTEIN (SEAL)
As Federal Housing Commissioner

By Jake M. McCarter (SEAL)
JAKE M. McCARTER
Field Office REALTY OFFICER
FHA Field Office KNOXVILLE, Tennessee

STATE OF TENNESSEE)
COUNTY OF KNOX) ss

Before me, LUCILLE A. BOYD, a Notary Public in and for the State and County aforesaid, personally appeared JAKE M. McCARTER who is personally well known to me and known to me to be the duly appointed Field Office REALTY OFFICER, FHA Field Office, KNOXVILLE Tennessee, and the person who executed the foregoing instrument bearing date AUGUST 26, 1964, by virtue of the authority vested in him by the Code of Federal Regulations, 24 CFR 200.95(w), 200.96, 200.98, 200.99; and under authority of 12 USC 1710(g)(said section of the statute being known as 204(g) of the National Housing Act, as amended), and acknowledged the same to be his free act and deed as Field Office REALTY OFFICER for and on behalf of PHILIP N. BROWNSTEIN as Federal Housing Commissioner.

Witness my hand and official seal this 26th day of August, 1964.

Lucille A. Boyd
Notary Public

My Commission Expires: November 27, 1966.

12 USC 1710(g)(known and sometimes referred to as Section 204(g) of the National Housing Act, as amended) "...The power to convey and to execute in the name of the Commissioner deeds of conveyance,...may be exercised by the Commissioner or by any Assistant Commissioner appointed by him, without the execution of any express delegation of power or power of attorney: *Provided*, that nothing in this subsection shall be construed to prevent the Commissioner from delegating such power by order...in his discretion, to any officer, agent, or employee he may appoint:..."

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STATE TAX $ 13.50
PROBATE .50
TOTAL $ 14.00

SEP 21 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 21 1964

51099

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 21 10 56 AM '64

NOTED: BOOK 110 PAGE 50
RECORDING FEE $ 2.00
DEP. REG. ____

FEDERAL HOUSING ADMINISTRATION

TO

JOHN B. JOHNSON AND WIFE,
ROBBIE J. JOHNSON

Mail To: Gaston Realty Co. 921 Church