United Mortgagee Servicing Corp. 3200 Pacific Avenue, Virginia Beach, Virginia
James Prentice Sanders Address 922 Woods Lake Drive, Madison, Tennessee

CASH DEED FOR TENNESSEE BOOK 3859 PAGE 747 FHA 370217-48 Map 42-3 PAR 25 ew

THIS INDENTURE, made and entered into this 7th **day of** January , 19 65 , **by and between** PHILIP N. BROWNSTEIN , **of Washington, D. C., as Federal Housing Commissioner, party of the first part, and** JAMES PRENTICE SANDERS and wife, EVA MIZELL SANDERS , 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** Davidson **State of Tennessee, to wit:**

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 107, Registers Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 96.2 feet on the southeasterly margin of Woods Lake Drive and extends back 177.5 feet on the northeasterly line and 170.5 feet on the southwesterly line to a dead line, measuring 111.0 feet thereon.

STATE TAX $ 18.38
PROBATE .50
TOTAL $ 18.88
FEB 11 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID FEB 11 1965 mlc

BEING the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated September 21, 1964, and recorded in Book 3815 , Page 28 , Office of the Register, County of Davidson , State of 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, 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 aforedescribed real estate; that he 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 hand and seal as Field Office DEPUTY DIRECTOR, 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, Title 24, Chapter II, Part 200, Subpart D, and under authority of 12 USC 1710(g)(204(g)NHA).

Signed, sealed and delivered in the presence of:

PHILIP N. BROWNSTEIN (SEAL)
As Federal Housing Commissioner

_____

_____

By C. F. FRAZIER (SEAL)
Field Office DEPUTY DIRECTOR
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 C. F. FRAZIER who is personally well known to me and known to me to be the duly appointed Field Office DEPUTY DIRECTOR, FHA Field Office, KNOXVILLE Tennessee, and the person who executed the foregoing instrument bearing date January 7, 1965, by virtue of the authority vested in him by the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and under authority of 12 USC 1710(g)(204(g)NHA), and acknowledged the same to be his free act and deed as Field Office DEPUTY DIRECTOR for and on behalf of PHILIP N. BROWNSTEIN, as Federal Housing Commissioner.

Witness my hand and official seal this 7th day of January, 1965.

Lucille A. Boyd
Notary Public

My Commission Expires: November 27, 1966.

Legibility of Writing, Typing or Printing Unsatisfactory When Received

12 USC 1710(g)(204(g)NHA) "...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:..."

FEDERAL HOUSING COMMISSIONER

TO (WARRANTY DEED)

JAMES PRENTICE SANDERS ET UX

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FILED FOR RECORD

DEP. REG.

SEDDON & WILKINS, ATTORNEYS
[illegible] GALLATIN PARKWAY
P. O. [illegible]
NASHVILLE, TENNESSEE 37201
FILE: ROW 1, BOX 5