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Map 95-10
Par. 82
3D35370
FHA 48-613661

CASH DEED FOR TENNESSEE

THIS INDENTURE, made and entered into this 2nd **day of** March , 19 65 , **by and between** PHILIP N. BROWNSTEIN , **of Washington, D. C., as Federal Housing Commissioner, party of the first part, and** NOAH M. RAGAN and wife, MARION I. RAGAN , 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. 114 on the Map of Elm Hill Acres, Section 2, of record in Book 2331, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 120 feet on the southerly side of Sanborn Drive and extends back between lines 185 feet on the westerly side and 164 feet on the easterly side to a broken line in the rear on which it measures 246.4 feet.

BEING the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated December 1, 1964, **and recorded in Book** 3840 , **Page** 788 , **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 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, 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 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 March 2, 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 REALTY OFFICER for and on behalf of PHILIP N. BROWNSTEIN , as Federal Housing Commissioner.

Witness my hand and official seal this 2nd day of March, 1965.

Lucille A. Boyd
Notary Public

My Commission Expires: November 27, 1966.

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:..."

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$12,250.00

DEED

FROM

FEDERAL HOUSING ADMINISTRATION

TO

Noah M. Ragan and wife,
Marion I. Ragan

Address of New Owner:

Noah M. Ragan
2119 Sanborn Drive
Nashville, Tennessee

Send Tax Bills to:

Dobson & Johnson, Inc.
1109 Third National Bank Bldg.
Nashville, Tennessee

72334

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAR 12 10 33 AM '65

NOTED
RECORDING FEE $ 2.00
DEP. REG.

STATE TAX $ 18.38
PROBATE
TOTAL $ 18.38

MAR 12 1965

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

PAID MAR 12 1965

DOCUMENTARY 25 CENTS 25

DOCUMENTARY 50 CENTS 50

Dobson & Johnson, Inc.