FHA 48-629168

Map 50-15
Par 136

BOOK 3959 PAGE 721

This instrument was prepared by:
Federal Housing Administration,
725 Gay Street, S.W.
Knoxville, Tennessee 37902

CASH DEED FOR TENNESSEE

THIS INDENTURE, made and entered into this 25th **day of** October , 1965 , **by and between** PHILIP N. BROWNSTEIN , **of Washington, D. C., as Federal Housing Commissioner, party of the first part, and** L. D. MONROE EDWARDS and wife, EULA M. EDWARDS , 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. 534 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Spears Road, the common corner of Lots 534 and 535; thence with the line between said lots southwardly 108.54 feet to a point, a corner of Lot 533; thence with the line between Lots 533 and 534, eastwardly 135 feet to a point in the westerly margin of Vailview Drive; thence with the margin of the same, northwardly 83.54 feet to a point, the beginning of a curve; thence northwestwardly around said curve 39.27 feet to a point in the southerly margin of Spears Road; thence with the margin of the same, westwardly 110 feet to the point of beginning.

This is improved property located at 3328 Spears Road, Nashville, Tennessee

Tax Parcel No. 12D-28995

Send Tax Notices to: Guaranty Mortgage Company of Nashville
318 Union Street
Nashville, Tennessee

BEING the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated July 26, 1965, **and recorded in Book** 3917 , **Page** 846 , **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 William D. Broome (SEAL)
WILLIAM D. BROOME
Field Office REALTY OFFICER
FHA Field Office KNOXVILLE , Tennessee

STATE OF TENNESSEE)
COUNTY OF KNOX) ss

Before me, HOUSTON HAYS , a Notary Public in and for the State and County aforesaid, personally appeared WILLIAM D. BROOME 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 October 25, 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 25th day of October, 1965.

Houston Hays
Notary Public

My Commission Expires: October 21, 1968.

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:..."

Cash Deed

F. N. A.

to

L. D. Monroe Edwards
et ux

G-184165

STATE TAX $ 19.50
PROBATE .50
TOTAL $ 20.00

NOV 17 1965

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

PAID NOV 17 1965

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

FELIX Z. ZOLLICOFFER
REGISTER
DAVIDSON COUNTY, TENN.

REC'D NOV 17 4 19 PM '65
REGISTERED NOV 17 1965
DEP. REC

113223

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