This instrument was prepared under the direction of M. M. Shouse, Chief, Rental Housing Section, Office of the General Counsel, Federal Housing Administration, Department of Housing and Urban Development, Washington, D. C.

Address New Owner
S. D. H. and Company
3814 West Street
Cincinnati, Ohio 45227

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Project No. 086-32001
Metro Manor Apartments
Nashville, Tennessee

Map 93-1 Par. 42

Mail Tax Statements: Federal Housing Adm. Washington, D.C.

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION FIVE HUNDRED ONE THOUSAND, ONE HUNDRED ELEVEN AND NO/100 DOLLARS ($1,501,111.00), TWO HUNDRED ONE THOUSAND, ONE HUNDRED ELEVEN AND NO/100 DOLLARS ($201,111.00), of which has been paid in cash and the remainder ONE MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,300,000.00), with interest at five and one half per centum (5½%) per annum from November 1, 1967, being payable as evidenced by purchaser's promissory note to ROBERT C. WEAVER, Secretary of Housing and Urban Development, in monthly installments of principal in the sum of ONE THOUSAND SIX HUNDRED TWENTY FIVE AND NO/100 DOLLARS ($1,625.00), commencing on the first day of December, 1967. Thereafter on the first day of each succeeding month until the 120th principal payment has been paid, an installment of principal shall be due in an amount equal to 100.375 percentum of the principal payment which became due on the first day of the next preceding month. The 121st principal payment and until the mortgage is paid in full, all succeeding principal payments shall be due on the first day of each succeeding month in an amount equal to 100.1 percentum of the principal payment which became due on the first day of the next preceding month. In any event, the balance of principal (if any) remaining unpaid plus accrued interest shall be due and payable on November 1, 2006.

ROBERT C. WEAVER, Secretary of Housing and Urban Development, of Washington, D.C., acting by and through the Federal Housing Commissioner, party of the first part, has bargained and sold, and by these presents does transfer and convey unto S. D. H. and COMPANY, party of the second part, the heirs, successors and assigns of the said party of the second part, the following described property situated in Nashville, County of Davidson and State of Tennessee, to wit:

Being Parcel E-1 of the subdivision of the Capitol Hill Redevelopment Project, of record in Book 2663, page 121, Register's Office for Davidson County, Tennessee, being further bounded and described as follows:

BEGINNING at a point at the southern end of a curve at the southerly line of James Robertson Parkway and the easterly line of Fifth Avenue, North; thence on a line with a bearing of South 28° 24' East, a distance of 214.6 feet to a point of curvature to the left, said curve having a central angle of 86° 15' and a radius of 20.0 feet; thence along said curve, being the northerly line of Gay Street, a distance of 30.1 feet; thence on a line with a bearing North 65° 21' East a distance of 203.6 feet to a point of curvature to the left at the intersection of the northerly line of Gay Street and the westerly line of James Robertson Parkway; said curve having a central angle of 122° 14' and a radius of 15.0 feet; thence along said curve a distance of 32.0 feet to a point of compound curvature to the left; said curve having a central angle of 14° 8' and a radius of 827.0 feet; thence along said curve a distance of 203.9 feet to a point of compound curvature to the left, said curve having a central angle of 11° 29' and a radius of 575.0 feet; thence along said curve a distance of 115.2 feet to a point of compound curvature to the left; said curve having a central angle of 125° 54' and a radius of 20.0 feet; thence along said curve a distance of 44.0 feet to the beginning, containing 39,587 sq. ft. more or less.

BEING the same property conveyed to the Secretary of Housing and Urban Development by a Deed dated May 13, 1966, from James I. Vance Berry, Successor Trustee and National Life Insurance Company of Montpelier, Vermont, recorded May 13, 1966 in Noted Book 114, Page 142, Office of the Register, Davidson County, Tennessee.

A vendor's lien is hereby retained to secure the unpaid balance of the above consideration; also, said party of the second part has 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 of the second part, the heirs, successors and assigns of the said party of the second part, forever.

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And the said party of the first part does covenant with the said party 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 of the second part, the heirs, successors, representatives and assigns of the said party 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; 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 of the second part.

IN WITNESS WHEREOF the undersigned on this 20th day of October 1967, has set his hand and seal as Assistant Federal Housing Commissioner.

Signed, sealed and delivered in the presence of:

Sandra J. Foy

Dorothy D. Gooch

ROBERT C. WEAVER
SECRETARY OF HOUSING AND URBAN DEVELOPMENT

BY: FEDERAL HOUSING COMMISSIONER

By: W. S. Newlin (SEAL)
W. S. NEWLIN
Assistant Federal Housing Commissioner

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
OCT 25 11 40 AM '67
RECORDING FEE $ 2.00
DEP. REG.
PAGE

93676

DISTRICT OF COLUMBIA : ss

I, the undersigned Jean T. Holland, hereby certify that on this 20th day of October 1967, personally appeared before me W. S. NEWLIN, to me known to be the duly appointed Assistant Federal Housing Commissioner and the individual described in and who executed the within instrument bearing date October 20, 1967, by virtue of the authority vested in him by Section 204(g) of the National Housing Act, as amended (12 USC 1710(g)), and acknowledged that he executed the same as his free and voluntary act and deed as Assistant Federal Housing Commissioner, for the purposes stated therein.

Given under my hand and seal the day and year last above written.

Jean T. Holland
Notary Public, District of Columbia

STATE TAX $ 2251.50
PROBATE .50
TOTAL $ 2252.00

OCT 25 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 25 1967

