This instrument was prepared by the Department of Housing and Urban Development

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PW

Deed for Tennessee (Credit Sale)

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED EIGHTY-SIX THOUSAND TWO HUNDRED EIGHTY-ONE AND 99/100 DOLLARS ($886,281.99), EIGHTY-EIGHT THOUSAND SIX HUNDRED EIGHTY-ONE AND 99/100 DOLLARS ($88,681.99), of which has been paid in cash and the remainder SEVEN HUNDRED NINETY-SEVEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS ($797,600.00), with interest at six per centum (6%) per annum from January 1, 1974, being payable as evidenced by purchaser's promissory note to the Secretary of Housing and Urban Development in monthly installments of FOUR THOUSAND THREE HUNDRED EIGHTY-EIGHT AND 51/100 DOLLARS ($4,388.51), commencing on the first day of February, 1974, 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 January, 2014.

JAMES T. LYNN, Secretary of Housing and Urban Development, of Washington, D. C., party of the first part, has bargained and sold, and by these presents does transfer and convey unto CRESTVIEW NURSING HOME, INC., party of the second part, the successors and assigns of the said party of the second part all that property situated in Nashville, County of Davidson and State of Tennessee, and more particularly described on the attached Schedule "A".

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

A vendor's lien is hereby retained to secure the unpaid balance of the above consideration; also, said party of the second party has executed a Deed of Trust to George N. Gragson, 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, its successors and assigns of the said party of the second part, forever.

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 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 not 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 June 27, 1973, has set his hand and seal as Insuring Office Deputy Director, HUD-FHA Insuring Office, Nashville, Tennessee, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of Section 204(g) of the National Housing Act.

Buyer Crestview Nursing Home Inc
1614 2nd S Center - 80 S. 8th St
Minneapolis, Minnesota
Jed Rice - Secy

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Signed, sealed and delivered in the presence of:

James W. Ray

William J. Sypes

JAMES T. LYNN
Secretary of Housing and Urban Development

By Mack R Heaton (SEAL)

Insuring Office
HUD-FHA Insuring Office, Nashville, Tennessee

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
JUN 27 3 13 PM '73

IDENTIF. REFERENCE

C 13030

STATE OF TENNESSEE
COUNTY OF DAVIDSON : ss

Before me, Joseph A. Tomlinson, a Notary Public in and for the State and County aforesaid, personally appeared Mack R. Heaton who is personally well known to me and known to me to be the duly appointed Insuring Office Deputy Director, HUD-FHA Insuring Office, Nashville, Tennessee, and the person who executed the foregoing instrument bearing date June 27, 1973, by virtue of the authority vested in him by Section 204(g) of the National Housing Act, and acknowledged the same to be his free act and deed as Insuring Office for and on behalf of James T. Lynn, Secretary of Housing and Urban Development.

Witness my hand and official seal this 27th day of June, 1973.

Joseph A. Tomlinson
Notary Public

NOTARY PUBLIC JOSEPH A. TOMLINSON STATE OF TENNESSEE DAVIDSON COUNTY SEAL

My Commission Expires: November 12, 1975

I hereby swear or affirm that the actual consideration or true value, for this transfer, whichever is greater, is $856,281.99. Affiant Joseph A. Tomlinson

Subscribed and sworn to before me this 27th day of June 1973

Deputy Register Leo. C. Tollison

JUN27P	CONV	*	856,281.99	
JUN27P	S'TAX		A* 2,304.38	
JUN27P	PR'FEE		A* .50	
JUN27P	W'DEED		A* 6.00	* 2,310.88

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Project No. 086-43004
Crestview Nursing Home
Nashville, Tennessee

SCHEDULE "A"

Situated in Nashville, County of Davidson, and State of Tennessee, to-wit:

A tract of land in the 8th Civil District, Nashville, Davidson County, Tennessee, being part of Lot No. 17 on the Plan of J. B. and John Nichols' plan of lots, of record in Deed Book 31, page 603 Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the east margin of 25th Avenue, North, as widened, said point being S. 2° 57' W. 158.2 feet more or less from the southerly margin of Clarksville Pike; thence S. 61° 16' E. 397.86 feet with the southerly margin of a 12' alley to a point; thence S. 23° 13' W. 67.50 feet to a point; thence N. 75° 24' W. 95.00 feet to a point; thence S. 5° 32' W. 121.86 feet to a point in the north margin of a 15' alley; thence N. 78° 08' 30" W. 239.23 feet with the north margin of said 15' alley to a point in the east margin of 25th Avenue, North (as widened); thence N. 2° 57' E. 301.87 feet with said east margin of 25th Avenue, North to the point of beginning, containing 1.656 acres, more or less.

BEING the same property conveyed to Buchanan Nursing Home, Inc., a Tennessee Corporation by deed from Sidney Averbuch, Trustee, et al., of record in Book 3894, page 657, Register's Office for Davidson County, Tennessee.