BOOK 4843 PAGE 451

This instrument was prepared by Federal Housing Administration,
Nashville, Tennessee

CASH DEED FOR TENNESSEE

THIS INDENTURE, made and entered into this 27th day of June, 1974, by and between James T. Lynn, Secretary of Housing and Urban Development, of Washington, D. C., acting by and through the Federal Housing Commissioner, party of the first part, and Leroy T. Scruggs and wife, Marion D. Scruggs, 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:

Being Lot No. 363 on the Plan of Bordeaux Hills, Section 2, as of record in Book 3600, Page 7, Register's Office for said County.

Said Lot No. 363 fronts 52.0 feet on the southwesterly side of Snell Boulevard and extends back 133.02 feet on the southeasterly line and 145.0 feet on the Northwesterly line to a dead line in the rear measuring 68.34 feet thereon.

AUG 15 ⁷⁴	CONV	16,500.00			
AUG 15 ⁷⁴	S'TAX		A*	42.90	
AUG 15 ⁷⁴	PR'FEE		A*	.50	
AUG 15 ⁷⁴	W'DEED		A*	4.00	* 47.40

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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), by deed dated May 24, 1974 and recorded in Book 4825, Page 91, 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.

Address New Owner as Follows:
Mr. and Mrs. Leroy T. Scruggs
1462 Snell Boulevard
Nashville, Tennessee

Send Tax Bills to:
Guaranty Mortgage Company
First American Center
Nashville, Tennessee 37238

Field Book Number:
13DA68220

HUD-Wash., D. C. FHA FORM NO. 1879 Rev. 1

BOOK 4843 PAGE 452

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 Director Housing Management Division , FHA Field Office, Nashville Tennessee, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D.

Signed, sealed and delivered in the presence of:

Jeanette McCoy

Lelie Stanley

James T. Lynn
Secretary of Housing and Urban Development

By: Federal Housing Commissioner

By: James W. Ray (SEAL)
James W. Ray
Field Office Director Housing Management Division
FHA Field Office Nashville , Tennessee

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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 James W. Ray who is personally well known to me and known to me to be the duly appointed Field Office Director Housing Management Division , FHA Field Office, Nashville Tennessee, and the person who executed the foregoing instrument bearing date June 27, 1974 , by virtue of the authority vested in him by the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and acknowledged the same to be his free act and deed as Field Office Director Housing Management Division 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, 1974.

JOSEPH A. TOMLINSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Joseph A. Tomlinson
Notary Public

My Commission Expires: November 12, 1975.

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

Sworn to and subscribed before me this the 29th day of July, 1974.

Helen D. Scott
Notary Public

H. D. SCOTT NOTARY PUBLIC AT LARGE

My Commission expires: May 25, 1975

The actual consideration or value, Whichever is greater, for this transfer is $16,500.00

LeRoy D. Longo
Affiant

RECEIVED
JUL 29 8 50 AM '74
W. WILSON II REGISTER DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

C67176