BK 3279

Deed for Tennessee (Credit Sale)

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN THOUSAND EIGHT HUNDRED FIFTY - - - - - - - - - - - - - - - DOLLARS ($ 7,850.00 ), TWO HUNDRED FIFTY - - - - - - - - - - - - - - - DOLLARS ($ 250.00 ), of which has been paid in cash and the remainder SEVEN THOUSAND SIX HUNDRED - - - - - - - DOLLARS ($ 7,600.00 ), with interest at five and one half per centum ( 5½ % ) per annum from August 14, 1961 , being payable as evidenced by purchaser's promissory note to NEAL J. HARDY , of Washington, D. C., as Federal Housing Commissioner, his successors and assigns, having his principal office and post office address in Washington, D. C., at the office of the Federal Housing Administration in Washington, D. C., or at such other place as the holder may designate in writing in monthly installments of FORTY THREE AND 17/100 - - - - - - - - - - - - DOLLARS ($ 43.17 ), commencing on the first day of October, 1961 , 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 September, 1991.

NEAL J. HARDY, of Washington, D. C., as Federal Housing Commissioner, successor in office to JAMES B. CASH, JR. party of the first part, has bargained and sold, and by these presents does transfer and convey unto ROBERT C. SANDERS and wife, DOROTHY SANDERS party(ies) of the second part, the heirs and assigns of the said party(ies) of the second part, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the Southerly 50 feet of Lot No. 302 in D. T. McGavock's Addition to Nashville called "The Town of McGavock", as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the Easterly side of 16th Avenue, North, formerly Henderschost Street, and runs back between paralled lines 170 feet to an alley.

Being the same property conveyed to JAMES B. CASH, JR. Acting , of Washington, D. C., as Federal Housing Commissioner, his successors and assigns, by deed dated February 23, 1961 , and recorded in Book 2193 Page 615 , Office of the Register, County of Davidson , State of Tennessee.

A vendor's lien is hereby retained to secure the unpaid balance of the above consideration; also, said party(ies) of the second part has(ve) executed a Deed of Trust to FRED R. STAIR , 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(ies) of the second part, the heirs and assigns of the said party(ies) of the second part, forever.

And the said party of the first part does covenant with the said party(ies) 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(ies) of the second part, the heirs, representatives and assigns of the said party(ies) 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(ies) of the second part.

In witness whereof the undersigned on August 14, 1961 has set his hand and seal as Assistant Federal Housing Commissioner, for and on behalf of the said Federal Housing Commissioner, under authority and by virtue of Section 204(g) of the National Housing Act, as amended.

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