Deed for Tennessee (Credit Sale)

FOR AND IN CONSIDERATION OF THE SUM OF NINE THOUSAND SEVEN HUNDRED FIFTY------- DOLLARS ($ 9,750.00), THREE HUNDRED--- DOLLARS ($ 300.00), of which has been paid in cash and the remainder NINE THOUSAND FOUR HUNDRED FIFTY----- DOLLARS ($ 9,450.00), with interest at five and one-quarter per centum (5-1/4%) per annum from August 21, 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 FIFTY-TWO AND 26/100------ DOLLARS ($ 52.26), 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, party of the first part, has bargained and sold, and by these presents does transfer and convey unto JAMES LEO RICHARDSON and wife, DOROTHY GAMMON RICHARDSON, party(ies) of the second part, the heirs and assigns of the said party(ies) of the second part, the following described real estate located in Davidson County, Tennessee, to-wit:



Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Beverly Heights, Section III, as of record in Book 2330, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 141 fronts 234.58 feet on the easterly side of Hopedale Drive and runs back between lines 150.6 feet on the northerly line and 104.2 feet on the southerly line to a dead line in the rear, measuring 291.6 feet thereon.

Being the same property conveyed to Neal J. Hardy , of Washington, D. C., as Federal Housing Commissioner, his successors and assigns, by deed dated March 17, 1961, , and recorded in Book 3185, Page 601, 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 21, 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.