BK 3430

Deed for Tennessee (Credit Sale) FHA Case No. 48-611494

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN THOUSAND FIVE HUNDRED ---------- DOLLARS ($ 7,500.00), TWO THOUSAND ---------- DOLLARS ($ 2,000.00), of which has been paid in cash and the remainder FIVE THOUSAND FIVE HUNDRED ---------- DOLLARS ($5,500.00), with interest at FIVE AND ONE-QUARTER per centum (5¼%) per annum from August 17, 1962 , 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 THIRTY-SEVEN AND 07/100---------- DOLLARS ($37.07), commencing on the first day of October, 1962 , 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, 1982

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 Robert E. James and Wife, Leona S. James

party(ies) of the second part, the heirs and assigns of the said party(ies) of the second part

Land in Davidson County, Tennessee, being Lot No. 7, Block "I" on the Plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 7 fronts 60 feet on the north side of Blakemore Avenue and runs back between parallel lines 140.43 feet to an alley in the rear.

Being the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated February 9, 1962 , and recorded in Book 3341 , Page 342 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 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(ies) of the second part, the heirs and assigns of the said party(ies) of the second part, forever.

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