BK 3508

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FHA 48-614672

Deed for Tennessee (Credit Sale)

FOR AND IN CONSIDERATION OF THE SUM OF Fifteen Thousand----------DOLLARS ($ 15,000.00), Four Hundred Fifty----------DOLLARS ($ 450.00), of which has been paid in cash and the remainder Fourteen Thousand Five Hundred Fifty---------- DOLLARS ($ 14,550.00), with interest at five & one-fourth per centum (5¼) per annum from March 7, 1963 , being payable as evidenced by purchaser's promissory note to Philip N. Brownstein , 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 Eighty and 46/100----------DOLLARS ($ 80.46), commencing on the first day of May, 1963 , 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 April, 1993

Philip N. Brownstein of Washington, D. C., as Federal Housing Commissioner, successor in office to Neal J. Hardy party of the first part, has bargained and sold, and by these presents does transfer and convey unto James E. McAleer and wife, Ruth Elaine McAleer 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 situated in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 20 on the Map of Section Two Leawell, as of record in Book 2083, Page 56, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the easterly margin of Doge Place at the corner of Lots 20 and 21; thence with the line between said lots southeasterly 192.1 feet to a point on the west line of Green Acres Subdivision, as of record in Book 1424, Page 21, said Register's Office; thence along the line of said subdivision, northerly 100.6 feet to a concrete monument, and continuing with the line of the same northerly 68.5 feet to the south margin of Doge Place; thence with the margin of Doge Place, westerly along a slight curve, 50.39 feet to the beginning of another curve, and continuing with same westerly and southwesterly, along said curve, 104.95 feet to a point, and continuing with the same southwesterly 39.8 feet to the point of beginning.

Being the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated January 11, 1963 , and recorded in Book 3501 , Page 32 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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