BK 3613

Cash Deed for
TENNESSEE

FHA 48-620555

THIS INDENTURE, made and entered into this 9th day of August, 1963, by and between PHILLIP N. BROWNSTEIN, of Washington, D. C., as Federal Housing Commissioner, of the first part, and Thurston Cothran Cox and wife, Mai Buckner Cox, "tenants by the entireties." their heirs and assigns, 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 parties of the second part, that certain described real estate situated in the 8th Civil District, County of Davidson, State of Tennessee, and more particularly described as follows, to wit:

BEING Lot No. 309 on the Plan of Charlotte Park, Section VI, of record in Book 2900, pages 7 and 8, Register's Office for said County.

Said lot fronts 71 feet on the easterly side of Sunliner Drive and runs back 140.4 feet on the northerly line and 140.5 feet on the southerly line to a dead line in the rear on which it measures 71 feet.

BEING the same property conveyed to Neal J. Hardy, of Washington, D. C., as Federal Housing Commissioner, his successors and assigns, by deed dated July 18, 1962, and recorded in Book 3406, Page 619, in the Register's Office Davidson County, State of Tennessee.

SAID conveyance is made SUBJECT TO all covenants, easements, restrictions, reservations, conditions and rights appearing of record; and SUBJECT TO any state of facts which an accurate survey would show.

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 parties of the second part, their heirs and assigns in fee simple forever.

AND the said party of the first part does hereby covenant with the said parties of the second part that he is lawfully seized in fee of the afore-described 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 on this 9th day of August, 1963, has set his hand and seal as Field Office Chief of Operations FHA Field Office, Knoxville, Tennessee, for and on behalf of the said Federal Housing Commissioner, under authority and by virtue of the Code of Federal Regulations 24 CFR 200.95(w), 200.96; and under authority of 12 USC 1710(g) (said section of the statute being known as 204(g) of the National Housing Act, as amended).

PHILLIP N. BROWNSTEIN (SEAL)
As Federal Housing Commissioner

By Keller Smith (SEAL)
KELLER SMITH
Field Office Chief of Operations
FHA Field Office, Knoxville, Tennessee

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