K 3649

Deed for Tennessee (Credit Sale) FHA 48-618920

FOR AND IN CONSIDERATION OF THE SUM OF TWELVE THOUSAND EIGHT HUNDRED FIFTY - DOLLARS ($12,850.00), FOUR HUNDRED - - - DOLLARS ($ 400.00), of which has been paid in cash and the remainder Twelve Thousand Four Hundred Fifty - - - - - - - DOLLARS ($ 12,450.00), with interest at Five and One Fourth - - - - - - - per centum (5¼%) per annum from November 22, 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 Sixty-eight and 85/100 - - - - - - - - - - - - - - DOLLARS ($68.85), commencing on the first day of January, 1964 , 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 December, 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 Kenneth E. Winkler and wife, Betty V. Winkler 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. 367 on the Plan of Charlotte Park, Section V, as of record in Book 2663, pages 111 and 112, Register's Office for said County.

SAID Lot No. 367 fronts 75 feet on the northerly side of Scholarship Drive, and runs back 148.7 feet on the westerly line and 148.3 feet on the easterly line, to a dead line in the rear on which it measures 73 feet.

Being the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated October 17, 1962 , and recorded in Book 3460 , Page 133 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.

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 affecting the property herein described; and any state of facts which an accurate survey of said property would show; and the liens of all taxes [illegible] for the current year and of any installments of assessments payable after the date of the aforementioned Deed of Trust, [illegible] which are hereby assumed by the party(ies) of the second part.

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