BK 3674

CASH DEED FOR TENNESSEE FHA 270253-48

THIS INDENTURE, made and entered into this 17th day of December, 19 63, by and between PHILIP N. BROWNSTEIN, of Washington, D. C., as Federal Housing Commissioner, party of the first part, and Kenneth E. McDowell and wife, Hazel M. McDowell, their heirs and assigns, party(ies) 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 party(ies) of the second part, the following described real estate situate, lying and being in the County of Davidson State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the East 50 feet of Block 32 on the Map of Charlotte Park Company's Second Addition, Extended, as of record in Book 421, page 10 Register's Office for said County.

Said part of said lot fronts 50 feet on the North side of Dakota Avenue and runs back between parallel lines along the West margin of 39th Avenue, North 150 feet to an alley.

BEING the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated August 23, 1963, and recorded in Book 3615, Page 494, Office of the Register, County of Davidson, State of Tennessee.

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 party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE IS made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; Also subject to any state of facts which an accurate survey of said property would show.

AND THE SAID party of the first part does hereby covenant with the said party(ies) of the second part that he is lawfully seized in fee of the aforedescribed 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.

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IN WITNESS WHEREOF the undersigned 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, Title 24, Chapter II, Part 200, Subpart D, and under authority of 12 USC 1710(g)(204(g)NHA).

Signed, sealed and delivered in the presence of:

PHILIP 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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