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CASH DEED FOR TENNESSEE FHA 271215-48

THIS INDENTURE, made and entered into this 29th day of January, 19 64, by and between PHILIP N. BERNSTEIN, of Washington, D. C., as Federal Housing Commissioner, party of the first part, and Roy D. Brown and wife, Barbara J. Brown, 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 Lot No. 7 on the Plan of Cumberland Gardens, Section Three, as of record in Book 2854, page 146, Register's Office for said County.

Said Lot No. 7 fronts 53.4 feet on the southerly side of Vance Drive and runs back between lines 97.0 feet on the easterly line and 107.0 feet on the westerly line to a dead line in the rear on which it measures 47.5 feet.

BEING the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated June 4, 1963, and recorded in Book 3572, Page 150, 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.

192521-P FHA-Wash., D. C. FHA FORM NO. 1879-4

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