BK 3678

Deed for Tennessee (Credit Sale) FHA 48-622140

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT THOUSAND SEVEN HUNDRED FIFTY - DOLLARS ($ 8,750.00), THREE HUNDRED------ DOLLARS ($ 300.00), of which has been paid in cash and the remainder Eight Thousand Four Hundred Fifty - - - - - - - - DOLLARS ($ 8,450.00), with interest at Five and One Fourth - - - - - - - per centum (5¼%) per annum from February 3, 1964 , 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 Fifty and 70/100 - - - - - - - - - - - - - - - - - DOLLARS ($ 50.70), commencing on the first day of April, 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 March, 1989.

PHILIP N. BROWNSTEIN of Washington, D. C., as Federal Housing Commissioner, party of the first part, has bargained and sold, and by these presents does transfer and convey unto Leslie G. Adkison and wife, Maudie H. Adkison 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:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "B" on the Map of Woodbine Court, Part I, of record in Book 1130, page 39, Register's Office for said County.

Beginning at a point with the westerly margin of Simmons Avenue at the common corner of Lots Nos. 8 and 9 being an iron pin; thence with the line between said lots westerly 150 feet to an iron pin; thence north 2 deg. 22 min. east 110 feet to a concrete monument in the south margin of East Timmons Avenue; thence with the margin of said Avenue, South 86 deg. 57 min. east 101.1 feet to a concrete monument at the beginning of a curve; thence around said curve in a southeasterly direction having a radius of 50 feet a distance of 77.4 feet to a concrete monument in the westerly margin of Simmons Avenue; thence with the margin of said Avenue, South 2 deg. 22 min. west 61.1 feet to the point of beginning. This tract is improved and known as 3001 Simmons Avenue, Nashville, Tennessee.

Being the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated July 24, 1963 , and recorded in Book 3578 , Page 621 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 against the property herein described; and [illegible] accurate survey of said property would show; and [illegible] current year and of any [illegible] installments of assessments [illegible] on or after the date of the aforementioned deed of trust, the payment of such liens and assessments being hereby [illegible]

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FHA-M. D. C.
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