BK 3703

Parcel 3D 42015
Send tax notices to: United Mortgagee Servicing Corp, 702 Duke Street, Norfolk 10, Virginia

FHA 48-622035

CASH DEED FOR TENNESSEE

THIS INDENTURE, made and entered into this 25th **day of** February , 19 64 , **by and between** PHILIP N. BROWNSTEIN , **of Washington, D. C., as Federal Housing Commissioner, party of the first part, and** Curtis Stanley Walker and wife, Shirley Ann Walker , **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:**

Being Lot No. 107 on the Plan of Perry Heights, of record in Book 2900, page 18, Register's Office for said County.

Said Lot No. 107 begins at a point in the westerly margin of Donelson pike at the corner of Lots Nos. 107 and 108; thence with the line between said lots, northwesterly 118.9 feet to a corner of Lot No. 106; thence with the line between Lots 106 and 107, north 98 feet to the southerly margin of Wellman Drive; thence with the margin of said Drive, southeasterly, partly around a slight curve, 132.1 feet to the beginning of a curve; thence around said curve, southeasterly 38.1 feet to the westerly margin of Donelson Pike; thence with the margin of the same, southwesterly 66 feet to the point of beginning. This tract is improved and known as 2729 Wellman Drive, Donelson, Tennessee.

BEING the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated June 5, 1963, **and recorded in Book** 3572 , **Page** 53 , **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.

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:

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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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