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FHA 270089-48

CASH DEED FOR TENNESSEE

THIS INDENTURE, made and entered into this 26th **day of** March , 19 64, **by and between** PHILIP N. BROWNSTEIN , **of Washington, D. C., as Federal Housing Commissioner, party of the first part, and** James Clifford Townsend and wife, Pauline Burks Townsend , **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. 118 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, as of record in Book 57, page 70, Register's Office for said County, described according to a copy of a survey made by Hal R. Swann, Jr. Surveyor, February 22, 1958, as follows:

Said Lot No. 118 fronts 50 feet on the west side of South 14th Street and runs back between parallel lines 150.3 feet on the south line and 151 feet on the north line to an alley in the rear.

BEING the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated October 11, 1963, **and recorded in Book** 3643 , **Page** 152 , **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 Realty Officer , **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

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By Jake M. McCarter (SEAL)
JAKE M. McCARTER
Field Office Realty Officer
FHA Field Office Knoxville , **Tennessee**

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