BK 3708

Parcel 11D 56765
Send tax notices to: United Mortgagee Servicing Corp., 702 Duke Street, Norfolk 10, Virginia

CASH DEED FOR TENNESSEE FHA 48-628046

THIS INDENTURE, made and entered into this 12th **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** Joe B. Hastings and wife, Stella V. Hastings , 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 south parts of Lots Nos. 4 and 5, of Block "C", Cedarcrest Estates, as of record in Book 974, page 15, Register's Office for said County.

Said parts of said lots adjoin and front together 97 feet on the south side of Anderson Lane and runs back 189.7 feet, mor or less, on the east line of Lot No. 5, and 185.8 feet on the west line of Lot No. 4 to a dead line on which they measure 95 feet, more or less. This tract is improved and known as 506 Thornton Avenue, Nashville, Tennessee.

BEING the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated October 2, 1963, **and recorded in Book** 3640 , **Page** 493 , **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:

PHILIP N. BROWNSTEIN (SEAL)
As Federal Housing Commissioner

By J. Keller Smith (SEAL)
KELLER SMITH
Field Office Chief of Operations
FHA Field Office Knoxville , **Tennessee**

PG 603