K 3764

Parcel 6D 44750 W8
Send tax notices to: United Mortgagee Servicing Corp., 702 Duke Street, Norfolk 10, Virgi

FHA 48-614348

CASH DEED FOR TENNESSEE

THIS INDENTURE, made and entered into this 19th day of May, 19 64, by and between PHILIP N. BROWNSTEIN, of Washington, D. C., as Federal Housing Commissioner, party of the first part, and JOHN C. WALTON and wife, MARY FRANCES D. WALTON, 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:

Tract I:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 41 on the Map of Sterling Heights, Section Two, of record in Book 1424, page 104, Register's Office for said County.

Said part of said Lot No. 41 fronts 40 feet on the southerly side of Elberta Street and runs back between parallel lines 150 feet to a dead line in the rear.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Sterling Heights, Section Two, as of record in Book 1424, page 104, Register's Office for said County.

Said Lot No. 42 fronts 80 feet on the southerly side of Elberta Street and runs back between parallel lines 150 feet to a dead line.

These two tracts are improved and known as 65 Elberta Street, Nashville, Tennessee.

BEING the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated March 18, 1964, and recorded in Book 3704, Page 486, 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

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

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