BOOK 4886 PAGE 668

This Instrument Was Prepared By
WILKINS & ADAMS, ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

New Owner - Send Tax Bills:

Secretary of Housing and Urban Development
725 Gay Street
Knoxville, Tennessee 37902

Map - Parcel Numbers:

13DA 40990
Map 59-5
Par 192

Improved Property being conveyed:

4186 Farmview Drive
Nashville, Tennessee

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 29th day of January, 1975, between ANNIE E. SCALES, hereinafter called Grantor, and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, hereinafter called Grantee.

FEB-3[illegible] MISC A* 4.00 * 4.00

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 197 on the plan of Buena Vista Estates, Section 5, of record in Plan Book 4460, page 22, Register's Office for said County.

SAID Lot No. 197 fronts 95.07 feet on the easterly margin of Farmview Drive and extends back 120.0 feet on the northerly line and 134.6 feet on the southerly line to a dead line in the rear, measuring 81.90 feet thereon.

BEING the same property conveyed to Annie E. Scales by deed from A & R Construction Company of record in Book 4636, page 658, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as otherwise herein set out.

WE further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore in addition to that hereinabove set forth is the full release of all debts, obligations, and charges heretofore existing on account of and by the terms of that certain Deed of Trust on the property herein conveyed. Said Deed of Trust is dated September 7, 1972, executed by Annie E. Scales, and recorded in Book 4636, page 660, Register's Office for Davidson County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deed of Trust and notes secured thereby, and any effect thereof in all respects.

THE GRANTOR further warrants that, as of the date of execution of this instrument, she does not own any other property subject to a mortgage incurred by the Federal Housing Administration or held by the

Secretary of Housing and Urban Development; and further that she has not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Annie E. Scales

Annie E. Scales

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie E. Scales, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 1975.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 2-5-77

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $20,671.55.

Affiant

Subscribed and sworn to before me, this 29th day of January, 1975.

Notary Public

LOUISE E. BINKLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-30-78

C86337

IDENTIF. REFERENCE

FEB 3 3 42 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.