THIS INSTRUMENT PREPARED BY:
POLEY and WEISS, ATTYS.
807 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

file in box

FNMA No. 1-41-819637-2
FHA No. 483-050850-203

BOOK 4977 PAGE 752

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Federal Nat'l Mtge. Assn.	Owner	50-13
(NAME:)	(NAME:)	
34 Peachtree Street N.E.		Parcel 35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Atlanta, Ga. 30303		12D-95326
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this the 8th day of December, 1975, by and between Jack Adrian DeSmit, an unmarried person, party of the first part, and the Federal National Mortgage Association, a Corporation organized and existing under the laws of the United States, its successors and assigns, party of the second part.

WITNESSETH: 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 good and valuable consideration, the said party of the first part has bargained and sold, and by these presents do transfer and convey unto the party of the second part, its successors and assigns, a certain tract or parcel of land in the County Davidson, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for said County.

SAID Lot fronts 55.09 feet on the southerly side of Richmond Hill Drive and extends back 147.45 feet on the easterly line and 141 feet on the westerly line to a dead line and measures 59.93 feet thereon.

BEING the same property conveyed to Jack Adrian DeSmit, an unmarried person, from James T. Lynn, Secretary of Housing and Urban Development, of Washington, D.C., by Deed of Record in Book 4849, page 598, 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 party of the second part, successors and assigns in fee simple forever. The party of the first part covenants with the party of the second part the I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same in unemcumbered except as otherwide herein set forth.

The party of the first part further covenants and binds myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said party of the second part, its 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 therefor, in addition to the 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 dated the 27th day of August, 1974, executed by Jack Adrian DeSmit to Union Planters National Bank of Memphis, Trustee, to secure National Mortgage Company the payment of the indebtedness therein set forth, and recorded in the Register's Office for said County, in Book 4849, page 600 and this conveyance is for the purposes of completely satisfying said obligation and terminating said deed of trust and note secured thereby, and any effect thereof in all respects.

THE PARTY OF THE FIRST PART, further warrants that as of the date of execution of this instrument he does not own any other property subject to a mortgage issued by the Federal Housing Administration or held by the Secretary of Housing and Urban Development, and the party of the first part, I further warranty that I have not filed a petition in bankruptcy for at least three (3) months time preceding the execution of this deed.

WITNESS my hand this the day and year first above written.

Jack De Smit

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 Jack Adrian DeSmit, unmarried

the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 1975.

My commission expires: December 5, 1979

Robert A. Proctor
Notary Public

D 27438

IDENTIF. REFERENCE

DEC 9 12 00 PM '75

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-9 75	MISC		8*	4.00	* 4.00