Go Ben Cooper Title

New Owner - Send Tax Bills:

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

Improved Property being Conveyed:

856 Gallavista Drive
Madison, Tennessee 37115

BOOK 5011 PAGE 121

DEED IN LIEU OF FORECLOSURE

APR-17 MISC 8* 4.00 * 4.00

THIS INDENTURE, made this 27th day of August, 1975, between DOUGLAS A. SIMPKINS and wife, NELDA L. SIMPKINS, hereinafter called GRANTORS, and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, hereinafter called GRANTEE.

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. 29 of Block "D" on the Revised Plan of Power and Roth Madison Park Subdivision, of record in Book 843, page 7, Register's Office for said County.

SAID Lot No. 29 fronts 50 feet on the west side of Gallavista Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Douglas A. Simpkins and wife, Nelda L. Simpkins by deed from Laura J. Wright, unmarried, of record in Book 4866, page 13, 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 allddebts, 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 November 4, 1974, executed by Douglas A. Simpkins and wife, Nelda L. Simpkins, and recorded in Book 4866, page 15, 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 GRANTORS further warrant that, as of the date of execution of this instrument, they do 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 they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Douglas A. Simpkins

Douglas A. Simpkins

Nelda L. Simpkins

Nelda L. Simpkins

Prepared by: Woodruff & Adams J.C. J.C. Berry

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas A. Simpkins and wife, Nelda L. Simpkins, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1975.

Notary Public

My Commission Expires: 2-5-77

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $17,473.87.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 1975.

Notary Public

My Commission Expires: April 23, 1978

D 42760

IDENTIFICATION REFERENCE

APR 1 12 08 PM '76

REGISTER
DAVIDSON COUNTY, TENN.