New Owner - Send Tax I ls: BOOK 5079 PAGE 574 Imp ed Property being conveyed

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

940 Gale Lane, Unit 126
Nashville, Tennessee

Map 118-5
Par A-14

DEED IN LIEU OF FORECLOSURE

THIS IDENTURE, made this 31st day of August, 1976, between Wendell Morgan and wife, Bessie Morgan, hereinafter called GRANTORS, and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, hereinafter called GRANTEE.

OCT 19[illegible] MISC B* 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 a certain Building site or lot, designated as No. 4-C, and further identified as Parcel No. 14, on Property Map No. 118-5A, as shown in the Revised Plan of St. Martin Square, as of record in Book 4460, page 186, Register's Office for said County, to which plan reference is here made for a more complete legal description of said lot.
>
> BEING the same property conveyed to Wendell Morgan and wife, Bessie Morgan, deed from Secretary of Housing and Urban Development, recorded Book 4932, page 419, Register's Office, 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 July 3, 1975, executed by Wendell Morgan and wife, Bessie Morgan, and recorded in Book 4932, Pages 421-423 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.

THIS INSTRUMENT WAS PREPARED BY:
WILKINS, ADAMS & WILKINS ATTORNEYS
[illegible] FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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.

Wendell Morgan

Wendell Morgan

Bessie Morgan

Bessie Morgan

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 Wendell Morgan and wife, Bessie Morgan, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31ST day of August, 1976.

Notary Public

My Commission Expires: 11-17-76

Alabama
STATE OF ~~XXXXXXXXXX~~
Jefferson
COUNTY OF ~~XXXXXXXXX~~

The actual consideration or value, whichever is greater for this transfer is $18,818.02.

Affiant

Subscribed and sworn to before me, this the 31 day of August, 1976.

Notary Public

My Commission Expires: _____

My Commission Expires April 28, 1980

D73095

IDENTIF. REFERENCE

Oct 19 2 12 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.