Map 61-13

BOOK 5107 PAGE 647 Par 26

New Owner - Send Tax Bills:

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

Improved property being conveyed:

2598 Bethwood Drive
Nashville, Tennessee

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

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 6th day of January, ~~1976,~~ 1977, between WILLIAM A. YATES, JR., and wife, BRENDA F. YATES, 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:

JAN20 MISC B* 4.00 * 4.00

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. 136 on the Plan of Shepardwood Subdivision, Section 2, as of record in Book 4460, page 66, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

BEING the same property conveyed to William A. Yates and wife, Brenda F. Yates by deed from Secretary of Housing and Urban Development of record in Book 4946, page 761, 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 otherwsie 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 August 21, 1975, executed by William A. Yates, Jr., and wife, Brenda F. Yates, and recorded in Book 4946, page 763, 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.

William A. Yates, Jr.

Brenda F. Yates

Witness:

Witness:

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STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Yates, Jr., and wife, Brenda F. Yates, 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~~ Columbia, Tennessee, this 6th day of January, ~~1976~~ 1977.

PETE B. HENRY NOTARY PUBLIC MAURY COUNTY TENN.

Pete B. Henry
Notary Public

My Commission Expires: 7-17-78

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 21,683.06.

Paulette Norfleet
Affiant

Subscribed and sworn to before me, this the 20th day of January 1977.

Louise N. Barkley
Notary Public

LOUISE N. BARKLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-30-78

D86106

T
IDENTIF. REFERENCE

JAN 20 3 08 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.