BOOK 5120 PAGE 884

New Owner - Send Tax Bills:

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

Improved property being conveyed:

940 Gale Lane
Nashville, Tennessee

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 26th day of February, 1977, between HELEN W. WARE hereinafter called GRANTOR, 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:

MAR-4 MISC B* 4.00 * 4.00

THAT FOR AND IN CONDIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the GRANTOR has bargained and sold, and by these presents does 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. 13-B and further identified as Parcel No. 36, on Property Map No. 118-5-A, as shown on the revised Plan of St. Martin Square, as of record in Book 4460, Page 186, Register's Office for Davidson County, Tennessee, to which plan referenced is here made for a more complete description.

Being the same property conveyed to Helen W. Ware by deed from James T. Lynn, Secretary of Housing and Urban Development, of Washington, D. C., of record in Deed Book 4871, page 713, Register's Office for said County.

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. I covenant with the said GRANTEE that I am 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.

I further covenant and bind myself, my 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 November 22, 1974, executed by Helen W. Ware and recorded in Book 4871, page 715, 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 in all respects.

THIS INSTRUMENT WAS PREPARED BY:
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Parcel 36
Map 118-5-A

File

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.

Helen W. Ware

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 Helen W. Ware, 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 26th day of February, 1977.

Frank L Cheatham
NOTARY PUBLIC

My Commission Expires: 4-26-78

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 17,755.59.

Affiant

Subscribed and sworn to before me, this the 26th day of February 1977.

Diane Gillum
NOTARY PUBLIC

My Commission Expires: June 1, 1977

D92006

IDENTIFICATION REFERENCE

MAR 4 9 37 AM '77

Return To:

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219