PREPARED BY:
Harrigill and Schissel
Suite 1710, Capital Towers Bldg.
P. O. Box 2442
Jackson, Mississippi 39205

Map 118-5-A
Parcel 38

BOOK 5154 PAGE 878

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 3rd day of June, 1977, between Ella Mai Patton, an unmarried person, hereinafter called GRANTOR, and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Washington, D. C., her successors and assigns, hereinafter called GRANTEE.

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 valuable considerations, the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEE, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING a certain building site or lot, designated as No. 12-D, and further identified as Parcel No. 38, 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 said County, to which plan reference is here made for a more complete legal description of said lot.
>
> BEING the same property conveyed to Ella Mai Patton, an unmarried person, by deed from St. Martin, Inc., of record in Book 4711, Page 822, 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 said GRANTEE, her 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 set out.

I further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 May 25, 1973, executed by Ella Mai Patton, and recorded in Book 4711, Page 824, 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.

Ella Mai Patton

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 Ella Mai Patton, the within-named GRANTOR, with whom I am personally acquainted, and who acknowledged that she

executed and delivered the within instrument for the purposes therein contained, as her own voluntary act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1977.

Susan B. Dearman
Notary Public

My Commission Expires:
2 November 1977

NOTARY PUBLIC ANN PEARSON DAVIDSON COUNTY, TENNESSEE

E07164

IDENTIF. REFERENCE

JUN 3 2 05 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

6.00 * 6.00

MISC