This instrument prepared by:
Wilkins, Adams, & Spicer, Attorneys
1100 Fidelity Federal Building
401 Union Street
Nashville, Tennessee 37219

New Owner - Send Tax Bills:
Secretary of Housing and Urban Development
725 Gay Street
Knoxville, Tennessee 37919

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DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 16th day of April, 1980, between Donnie S. Madar and wife, Donna Madar, 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. 37 on the Revised Plan of Shelby Heights, Section I, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 fronts 50 feet on the northerly side of Davidson Street and extends back 103.8 feet on the easterly line and 93.4 feet on the westerly line to a dead line, measuring 51.1 feet thereon.

BEING the same property conveyed to Donnie S. Madar and wife, Donna Madar by deed from Jack D. Rainey, Sr., and wife, Marjorie Rainey, and Jack D. Rainey, Jr., of record in Book 5591, page 584, 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 it 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 April 16, 1980, executed by Donnie S. Madar and wife, Donna Madar and recorded in Book 5591, page 587, 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.

Donnie S. Madar
Donnie S. Madar

Donna Madar
Donna Madar

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 DONNIE S. MADAR and wife, DONNA MADAR, 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 16 day of July, 1981.

Sandy Williams
Notary Public

My Commission Expires: 10-18-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $25,642.80.

Affiant

Subscribed and sworn to before me, this the 19th day of October, 1981.

Louise N. Bentley
Notary Public

My Commission Expires: 1-11-82

RUSH

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IDENTIFICATION REFERENCE

OCT 19 3 12 PM '81

FELIX Z. ALSON II REGISTER
DAVIDSON COUNTY, TENN.