This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

New Owner - Send Tax Bills:
Federal National Mortgage Association
100 Peachtree Street, N.W.
Atlanta, Georgia 30303

BOOK 5858 PAGE 241

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 4th day of March, 1982, between Archie N. Teate and wife, R. Doris Teate, hereinafter called GRANTORS, and FEDERAL NATIONAL MORTGAGE ASSOCIATION, its 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, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in the Second Civil District of Davidson County, Tennessee, Pebble Creek Subdivision, Section III, being Lot No. 39 of record in Plat Book 5210, page 169, Register's Office for said County.

SAID Lot No. 39 fronts 112.38 feet on the southerly margin of Ponderosa Way and extends back 214.69 feet on the easterly line and 212.93 feet on the westerly line to a dead line in the rear, measuring 52.08 feet thereon.

BEING the same property conveyed to Archie N. Teate and wife, R. Doris Teate by deed from A. J. Johnson Construction of record in Book 5767, page 912, 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, its 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, its 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 June 6, 1981, executed by Archie N. Teate and wife, R. Doris Teate and recorded in Book 5767, page 915, 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.

Archie N. Teate
Archie N. Teate

R. Doris Teate
R. Doris Teate

BOOK 5858 PAGE 242

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 Archie N. Teate and wife, R. Doris Teate 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 office at Nashville, Tennessee, this 4th day of March, 1982.

Louise N. Lloyd
Notary Public

My Commission Expires: 2-1-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $67,442.58.

I. Dyke Tatum
Affiant

Subscribed and sworn to before me, this the 5th day of March, 1982.

Louise N. Lloyd
Notary Public

My Commission Expires: 2-1-86

6821 12

IDENTIF. REFERENCE

MAR 5 12 56 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO: ~~Box 30~~
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

FSID