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

New Owner - Send Tax Bills to:
Secretary of Housing & Urban Development
One Commerce Place
16th Floor
Nashville, Tennessee 37239

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12DA 427.32
71-11-232

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 15th day of January, 1982, between GEORGE H. PATTON, JR., and wife, ELAINE PATTON, 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 Nos. 205 and 206 on the plan of Highland Land Co.'s Subdivision of record in Book 421, page 14, Register's Office for said County.

SAID Lots front together 50 feet on the easterly margin of Pennock Avenue and extends back between parallel lines 175 feet to an alley.

BEING the same property conveyed to George H. Patton, Jr., and wife, Elaine Patton by deed from Leona R. Swats, a widow, of record in Book 5613, page 768, 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 June 16, 1980, executed by George H. Patton, Jr.and wife, Elaine Patton and recorded in Book 5613, page 771, 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.

× George H Patton Jr.
George H. Patton, Jr.

× Elaine Patton
Elaine Patton

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G8.337.8

IDENTIF. REFERENCE

MAR 16 10 20 AM '82
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RUSH

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7172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE H. PATTON, JR., AND WIFE, ELAINE PATTON, 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 15th day of January, 1982.

x _____
Notary Public

My Commission Expires: 10/15/83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 28,602.06.

_____
Affiant

Subscribed and sworn to before me, this the 16th day of March, 1982.

_____
Notary Public

My Commission Expires: 2-1-86

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