18-7-102
GO-11949

Box 30

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

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

BOOK 5942 PAGE 198

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 1st day of September, 1982, between GEORGE HOLMES, 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:

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 GRANTOR has 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. 38 on the plan of Charleston Square, Section 1, of record in Book 4860, pages 37 and 38, Register's Office for said County.

SAID Lot No. 38 fronts 43.63 feet on the westerly margin of the terminus of the cul-de-sac of Bryan House Road and extends back 157.0 feet on the northerly line and 171.0 feet on the southerly line to a dead line in the rear, measuring 181.3 feet thereon.

BEING the same property conveyed to George Holmes by deed from Walter Wayne Dube and wife, Dorothy Janet Dube of record in Book 5836, page 532, 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 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 October 30, 1981, executed by Walter Wayne Dube and wife, Dorothy Janet Dube, and recorded in Book 5814, page 816, 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 GRANTOR further warrant that, as of the date of execution of this instrument, he 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 he has not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

George Holmes
George Holmes, Unmarried

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BOOK 5942 PAGE 199

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 George Holmes, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of September, 1982.

Carl E. Turner
Notary Public

My Commission Expires: 1-20-85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $61,672.30.

George Holmes
Affiant

Subscribed and sworn to before me, this the 1ST day of September, 1982.

Carl E. Turner
Notary Public

My Commission Expires: 1-20-85

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

H 10212

IDENTIF. T REFERENCE

SEP 27 2 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN