Folder 3

4D-36875
43-4-54

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

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

874

BOOK 5987 PAGE 87

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 9th day of December, 1982, between Ronald Cordell Clark and wife, Janice Marie Clark, 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. "N" on the unrecorded Map showing the Resubdivision of Lots 64 to 66 on the Plan of Scenic View Subdivision, and described according to a survey thereof made by James L. Murphy, Jr., Surveyor, August 7, 1959, as follows:

BEGINNING at a point in the northeasterly margin of Scenic View Drive, 1413.8 feet northwest from a concrete monument at the beginning of a curve into Hillman Place; thence with the margin of Scenic View Drive, North 46° 29' West 69.1 feet to a point; thence North 43° 31' East 170 feet to a point; thence South 46° 29' East 69.1 feet to a point; thence South 43° 31' West 170 feet to the point of beginning.

BEING the same property conveyed to Ronald Cordell Clark and wife, Janice Marie Clark by deed from Johnnie R. Capley and wife, Wanda Capley of record in Book 5884, page 277, 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 representative, 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 March 12, 1982, executed by Johnnie R. Capley and wife, Wanda Capley, and recorded in Book 5862, page 481, 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.

Ronald Cordell Clark
Ronald Cordell Clark

Janice Marie Clark
Janice Marie Clark

8921 01/04 6.00- CHECK
H24223
IDENTIF. REFERENCE
JAN 4 10 37 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 Ronald Cordell Clark and wife, Janice Marie Clark, 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 at Nashville, Tennessee, this 9th day of December, 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 $39,388.59.

I. Dyke Tatum
Affiant

Subscribed and sworn to before me, this the 9th day of December, 1982.

Louise N. Lloyd
Notary Public

My Commission Expires: 2-1-86

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