THIS INSTRUMENT PREPARED BY:
Percy Wilkins, Jr., Attorney
2210 Crestmoor Road
P. O. Box 150157
Nashville, Tennessee 37215

File 4

SEND TAX BILLS TO:
Secretary of Housing and
Urban Development
16th Floor, One Commerce Place
Nashville, Tennessee 37239
94-1-418 23W-14030

BOOK 6257 PAGE 653

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 9th day of March, 1984, between Ronnie J. Darity and wife, Sharon E. Lunders Darity, 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. 82 on the plan of Shelby Village No. Two, of record in Book 1835, page 48, Register's Office for said County.

SAID Lot No. 82 fronts 61.8 feet on the broken southwesterly margin of 16th Street So. and extends back 132.0 feet on the northwesterly line and 106.2 feet on the southeasterly line to a broken line in the rear measuring 88.3 feet thereon.

BEING the same property conveyed to Ronnie J. Darity and wife, Sharon E. Lunders Darity by deed from George D. Scott, unmarried, of record in Book 5648, 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 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 September 3, 1980, executed by Ronnie J. Darity and wife, Sharon E. Lunders Darity and recorded in Book 5648, page 280, 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 insured 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.

Ronnie J. Darity

Ronnie J. Darity

Sharon E. Lunders Darity

Sharon E. Lunders Darity

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IDENTIF. REFERENCE
MAR 27 10 57 AM '84
FEE
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 Ronnie J. Darity and wife, Sharon E. Lunders Darity, 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 9th day of March, 1984.

Elaine Ramsey
Notary Public

My Commission Expires: 7-21-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 25,906.45.

Christy W. Reese
Affiant

Subscribed and sworn to before me, this the 9th day of March, 1984.

Elaine Ramsey
Notary Public

My Commission Expires: 7-21-85