91-S-84
8DA-24902

File 30

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

DEED IN LIEU OF FORECLOSURE

BOOK 6272 PAGE 501

THIS INDENTURE, made this 6th day of April, 1984, between Gary D. Orr and wife, Nancy Jane Orr, 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. 26 on the plan of Section Two, Moss-Wood Subdivision, of record in Book 2900, page 123, Register's Office for said County.

SAID Lot No. 26 fronts 45.0 feet on the easterly margin of Waco Drive and extends back 140.5 feet on the northerly line and 139.5 feet on the southerly line to a rear line in the rear, measuring 56.0 feet thereon.

BEING the same property conveyed to Gary D. Orr and wife, Nancy Jane Orr by deed from Mildred Joyce Bond, unmarried, of record in Book 5615, page 843, 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 June 20, 1980, executed by Gary D. Orr and wife, Nancy Jane Orr, and recorded in Book 5615, page 846, in the 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.

Gary D. Orr

Gary D. Orr

Nancy Jane Orr

Nancy Jane Orr

9281 04/18 6.00- CHECK
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IDENTIF. REFERENCE
APR 18 10 22 AM '84
FELIX A. 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 Gary D. Orr and wife, Nancy Jane Orr, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 1984.

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 $34,215.31.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 1984.

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