SDH 70164
134-5-52

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

New Owner - Send Tax Bills:
Federal National Mortgage Association
100 Peachtree Street, N.W.
Atlanta, Georgia 30303

BOOK 6334 PAGE 342

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 25th day of June, 1984, between Leticia C. Thomas, Unmarried, hereinafter called GRANTOR, and the Federal National Mortgage Association, its 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 does transfer and convey unto the said GRANTEE, its 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. 115 on the plan of Section Four, Addition to Greenwood Hills, of record in Book 5210, page 77, Register's Office for said County.

SAID Lot No. 115, which is a corner lot, fronts 75.10 feet on the northeasterly margin of Donna Kay Drive and fronts 85.88 feet on the southerly margin of Bolster Court, said frontages being joined by a curve having a length of 40.51 feet, and extends back 107.00 feet on the northeasterly line and 114.90 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Leticia C. Thomas by deed from Jerry Butler and wife, Judith Butler of record in Book 6159, page 6411, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. I covenant with the said GRANTEE that I am 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.

I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the GRANTEE, its 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 October 18, 1983, executed by Leticia C. Thomas, Unmarried, and recorded in Book 6159, page 644, 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 in all respects.

THE GRANTOR further warrants that as of the date of execution of this instrument, she has not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Leticia C. Thomas

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IDENTIF. REFERENCE

JUL 10 10 02 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 Leticia C. Thomas, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 25th day of June, 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 $76,379.40.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 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