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134-5-46

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 6352 PAGE 827

08/03 C.OUT- CHECK

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 2nd day of August, 1984, between Deborah M. Austin, hereinafter called GRANTOR, and 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 considreation, 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. 109 on the plan of Addition to Greenwood Hills, Section Four, of record in Book 5210, page 77, Register's Office for said County.

BEING the same property conveyed to Deborah M. Austin by deed from Jerry Butler and Judith Butler of record in Book 5914, page 792, 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, is 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 beind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said 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 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 July 23, 1982, executed by Deborah M. Austin, and recorded in Book 5914, page 795, Register's Office for Davidson County, Tennessee, and this conveyance is for the purpose of completely staisfying said obligation and terminating said Deed of Trust and notes secured thereby, and any effect thereof 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.

Deborah M Austin
Deborah M. Austin

IDENTIF. REFERENCE

AUG 3 11 25 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

I 4 0 8 4 4

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 Deborah M. Austin, 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 Nashville, Tennessee, this 2nd day of August, 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 $73,513.85.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 1984.

Louise N. Lloyd
Notary Public

My Commission Expires: 2-1-86