FHA # 483-0986355-245
BPS # 10220090

WARRANTY DEED

IN LIEU OF FORECLOSURE

BOOK 6892 PAGE 310

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Federal Housing Administration	SAME	161-10-0A 034.00 CO
(NAME:) One Commerce Pl., Ste. 1600	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37239	(STREET ADDRESS)	6DU - 80144
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ NONE

Subscribed and sworn to before me, this the 9th day of June 1986

William P Dougan
Affiant

TAX EXEMPT

My commission expires: 5/13/90
(Affix Seal)

Elizabeth A. Henderson
Notary Public

This Instrument prepared by:

Bancplus Case No. 10220090

WILLIAM PAGE DOUGAN
ATTORNEY AT LAW
401 DAVIDSON ROAD
NASHVILLE, TN 37205

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THIS INDENTURE, made and entered into this 10th day of June, 19 86, by and between John David Silver and wife, Marie Ellen Silver party of the first part, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., his successors and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 53, Villages of Brentwood, Phase One of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to John David Silver and wife, Marie Ellen Silver by deed of record in Book 6395, page 711, Register's Office for Davidson County, Tennessee.

The Estoppel Affidavit attached hereto is incorporated herein by reference hereto.

12371

IDENTIFICATION REFERENCE

JUN 19 2 25 PM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is unimproved ( ) improved (x) property, known as 5364 Village Way
(House Number) (Street)

Nashville Tennessee 37211
(P.O. ADDRESS) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same, that the same is unencumbered except as to an encumbrance evidenced by a deed of trust originally executed to Donald L. Poleway and D. Gene Merrill, Trustees, dated the 28th day of September, 1984, for Dominion Bancshares Mortgage Corporation to secure the payment of a note of even date therewith in the principal sum of $64,600.00, which deed of trust is recorded in Book 6395, Page 714, in the office of the Register of Deeds, Davidson County, Tennessee, and which deed of trust was validly assigned to Bancplus Savings Association, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: One Dollar ($1.00) cash in hand to first party paid and other good and valuable considerations to first party passing, the receipt of all of which is hereby acknowledged.

WITNESS THE signature(s) of the party of the first part the day and year first above written.

x John David Silver
John David Silver

x Marie E. Silver
Marie Ellen Silver

STATE OF California)
COUNTY OF Los Angeles)

On this 10 day of June, 19 86 before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared John David & Marie Ellen Silver to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as _____ free act and deed for the purposes therein contained.

WITNESS my hand and Notarial Seal at office the day and year above written.

OFFICIAL SEAL
JANEEN WILSON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 1, 1989

Janeen Wilson
Notary Public

My Commission expires:
April 6, 1988

ESTOPPEL AFFIDAVIT BOOK 6892 PAGE 312

THIS AFFIDAVIT MADE THIS 16th day of June, 1986 by John David Silver and wife, Marie Ellen Silver hereinafter referred to as Grantors, WITNESSETH:

That the Grantors, or their predecessors in title, did on the 28th day of September 1984, execute and deliver a certain promissory note in the principal sum of $64,600.00 and secured by a mortgage bearing even date and duly recorded in the County Clerk's Office in Davidson County, Tennessee, covering the real estate more particularly described as follows:

BEING Lot No. 53, Villages of Brentwood, Phase One of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

The property address is: 5364 Village Way, Nashville, TN 37211

The word mortgage as used herein may be construed to mean Deed of Trust as appropriate.

The Grantors have defaulted in the payments due on said note and are unable to meet the obligations of said note and mortgage according to the terms thereof.

That the said Grantors are the parties who made, executed and delivered that certain deed to the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C., on June 10th, 1986, conveying the above described property. The said Grantors hereby acknowledge, agree and certify that the aforesaid deed was an absolute conveyance of the Grantors' rights, title and interest in and to said real estate, together with all buildings thereon and appurtenances thereunto belonging and appertaining, and with release of all dower and homestead rights in and to said real estate, and also convey, transfer and assign the Grantors' rights of possession, rentals, and equity of redemption in and to said premises. The value of said real estate is not in excess of the amount of said indebtedness outstanding and in consideration of the premises hereof and in consideration of such conveyance, the Grantors have received a full and complete release of personal liability on said note together with the cancellation of record by said Grantee and the delivery to the affiant of the note secured by said mortgage duly cancelled, receipt of which cancelled note is hereby acknowledged.

Said deed was given voluntarily by the Grantors to the Grantee, in good faith on the part of Grantors and Grantee, without any fraud, misrepresentation, duress or undue influence whatsoever, or any misunderstanding on the part of the Grantors or Grantee and was not given as a preference against any other creditors of said Grantors. Said deed of conveyance shall not restrict the right of the Grantee to institute foreclosure proceedings if the Grantee desires, but the conveyance by said deed shall be and is hereby intended and understood to be an absolute conveyance and an unconditional sale, with full extinguishment of Grantor's equity of redemption, and with full release of all Grantors' rights, title and interest of every character in and to said property.

This affidavit has been made for the protection and benefit of the aforesaid Grantee in said deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators, and assigns of the undersigned.

x John David Silver
JOHN DAVID SILVER

x Marie E. Silver
MARIE ELLEN SILVER

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On this 12 day of June, 1986, before me personally appeared John David & Marie Ellen Silver, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as free act and deed for the purposes therein contained.
Witness my hand and seal on the date above shown.

My Commission Expires: April 1, 1988

Janeen Wilson
Notary Public

OFFICIAL SEAL
JANEEN WILSON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 1, 1988

Atch to Deed to HUD