SANDERSON, RAY M.
FHA # 483-0915001-203
BANCPLUS #10210564

WARRANTY DEED
DEED-IN-LIEU OF FORECLOSURE

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Federal Housing Administration Attn: Single Family Prop. Disp. (NAME) One Commerce Pl., Ste. 1600 (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37239 (CITY) (P. O. ZONE) (STATE)	SAME (NAME) (STREET ADDRESS) (CITY) (ZONE) (STATE)	83-5-264 Field Book 23W 10469

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 1987

x _____ Affiant

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

x Elizabeth A. Henderson Notary Public

This Instrument prepared by:

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

FHA Case No. 483-0915001-203

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7287 PAGE 247

THIS INDENTURE, made and entered into this 8th day of June, 19 87, by and between Ray M. Sanderson 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:

LAND in Davidson County, Tennessee, being Lot No. 35 on the Map of Edgewood, E. T. Brown's Subdivision of the Bransford Place, of record in Book 332, page 73, Register's Office for said County.

SAID Lot No. 35 fronts 60 feet on the southerly side of Edgewood Place and extends back 147 feet on the easterly line and 149 feet on the westerly line to an alley measuring 60 feet thereon.

Being the same property conveyed to Ray M. Sanderson, unmarried by Deed of record in Book 6108, Page 198, Register's Office for said County.

4255

IDENTIFICATION

JUL 2 4 07 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

The Estoppel Affidavit attached hereto is incorporated into this Deed and made a part thereof by reference thereto.

unimproved ( )
This is improved (X) property, knows as 1302 Edgewood Place
(House Number) (Street)

(P.O. ADDRESS) Nashville (City or Town) Tennessee 37206 (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 he is lawfully seized in fee of the aforedescribed real estate; that he has ~~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 29th day of July, 1983, for Dominion Bancshares Mortgage Corporation to secure the payment of a note of even date therewith in the principal sum of $45,350.00, which deed of trust is recorded in Book 6108, Page 201, in the office of the Register of Deeds, Davidson County, Tennessee, and which deed of trust was validly assigned to Bancplus Mortgage Corp., 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 Ray M. Sanderson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 8th day of June, 1987, before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Ray M. Sanderson to me known to be the person( ) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

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

Notary Public

My Commission expires:

October 24, 1988

NOTARY PUBLIC AT LARGE

ESTOPPEL AFFIDAVIT

BOOK 7287 PAGE 249

On this 5th day of June, 1987, I, the undersigned person, Ray M. Sanderson, unmarried and hereafter referred to as GRANTOR, first being duly sworn, state as follows:

The Grantor, or his predecessors in title, did on the 29th day of July, 1983, execute and deliver a certain promissory note in the principal sum of $45,350.00, and secured by a deed of trust bearing even date and duly recorded in the Register's Office in Davidson County, Tennessee, in Book 6108, page 201, covering the real estate more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 35 on the Map of Edgewood, E. T. Brown's Subdivision of the Bransford Place, of record in Book 332, page 73, Register's Office for said County.

The property address is: 1302 Edgewood Place, Nashville, TN 37206

The Grantor has defaulted in the payments due on said note and is unable to meet the obligations of said note and mortgage according to the terms thereof.

The said Grantor is the party who made, executed and delivered a Warranty Deed in lieu of foreclosure, to which this affidavit is attached, to Secretary of Housing, GRANTEE, dated the ____ day of June, 1987, conveying the above described property to the said Grantee. The said Grantor hereby acknowledges, agrees and certifies that the aforesaid deed was an absolute conveyance of the Grantor's 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 Grantor's 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 Grantor has received a full and complete release of personal liability on said note.

Said deed was given voluntarily by the Grantor to the Grantee, in good faith on the part of Grantor and Grantee, without any fraud, misrepresentation, duress or undue influence whatsoever, or any misunderstanding on the part of the Grantor or Grantee and was not given as a preference against any other creditors of said Grantor.

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 Grantor's rights, title and interest of every character in and to said property. The statutory right of redemption, TCA 66-8-101, is specifically waived by the Grantor.

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 the Grantee, who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators, and assigns of the undersigned.

x _____
RAY M. SANDERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of June, 1987, before me personally appeared Ray M. Sanderson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained. Witness my hand and seal on the date above shown.

My Commission Expires: 10/24/88

_____
Notary Public

NOTARY PUBLIC AT LARGE