THOMAS
88-0332-LS

Box 22

BOOK 7687 PAGE 686

NO MORTGAGEE

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
Secretary of Housing and Urban Development
251 Cumberland Bend Drive
Suite 200
Nashville, Tn.37228-1803

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 18TH day of OCTOBER, 1988, between James D. Thomas, hereinafter called GRANTORS, and the Secretary of Housing and Urban Development hereinafter called GRANTEE.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of$40,716.18 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,the Secretary of Housing and Urban Development 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. 13A on the Plan of Hickory View, Section 2, as of record in Book 5800, Page 294, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to James D.Thomas from AAA Realty Company by warranty deed recorded in Book 6366, Page 564, 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, its 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 August 13, 1984, executed by James D. Thomas, unmarried, and recorded in Book 6366, Page 567, 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 have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

James D. Thomas
JAMES D. THOMAS

7 9 9 9 8

IDENTIFICATION REFERENCE

Oct 27 8 45 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

1271 10/27 0101 03CHECK 6.00

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 James D. Thomas, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of Oct., 1988.

Tammy L Norris
Notary Public

My Commission Expires: 9-11-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $40,716.18.

James D. Thomas
Affiant

Subscribed and sworn to before me, this the 18th day of Oct, 1988.

Tammy L Norris
Notary Public

My Commission Expires: 9-11-90

RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203