64-9-252 Box 22

BOOK 7730 PAGE 639

THOMPSON 88-0404ST

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

New Owner - Send Tax Bills:
Secretary of Housing & Urban Suite Development
One Commerce Place, Suite 1600
Nashville, Tennessee 37239

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 2nd day of December, 1988, between LOUISE IRWIN THOMPSON AND BARBARA L. GRAVES, hereinafter called GRANTORS, and the Secretary of Housing and Urban Development, his 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 GRANTORS has bargained and sold, and by these presents does transfer and convey unto the said GRANTEE, his 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 Unit No. 4427, on the Plan of Southfork Condominiums, Phase One, as of record in Book 6783, Page 865, Register's Office for said county, to which plan refrence is hereby made for a more complete description.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6783, Page 839, Book 6994, Page 447, said Register's Office.

BEING the same property conveyed to Louise Irwin Thompson and Barbara L. Graves from Barry Construction Company and recorded in Book 7023, Page 293, 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, his 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 October 20, 1986, executed by Louise Irwin Thompson and Barbara L. Graves, both unmarried and recorded in Book 7023, Page 296, 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 GRANTOR further warrants that, as of the date of execution of this instrument, she does not own any other property subject to a mortgage incurred by the Federal Housing Administration or held by the Secretary of Housing and Urban Development; and further that she has not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Louise Irwin Thompson

* Barbara L. Graves

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 Louise Irwin Thompson, 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 Dec, 1988.

Tammy Y Harris
Notary Public

My Commission Expires: 9-11-90

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 Barbara L.Graves, bargainor, with whom I am personnaly acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within intrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of Dec., 1988.

Joe Tomm Gobble
Notary Public

My Commission expires: March 20 1990

STATE OF TENNESSEE

8760 12/19 0101 03CHECK 6.00

COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $80,407.06.

Louise Irwin Thompson
Affiant

Subscribed and sworn to before me, this the 2nd day of December, 1988.

Tammy Y Harris
Notary Public

My Commission Expires: 9-11-90

94595

INSTRUMENT REFERENCE

Dec 19 10 45 AM '88

RECEIVED & RECORDED IN REGISTER DAVIDSON COUNTY, TENN.