BOK 11

FHA 483-0982715-3561 BOOK 7772 PAGE 649

This instrument prepared by:
Richard Manson, Attorney
1314 5th Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208

New owner: Send Tax Bills:
Secretary of Housing
and Urban Development
Cumberland Bend Office Centre
251 Cumberland Bend Drive, Suite 200
Nashville, Tennessee 37228-1803

7207 02/15 0101 03CHECK 6.00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 7th day of February, 1989, between SANDRA K. ASHBURN, hereinafter called GRANTOR, 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 Sandra K. Ashburn, unmarried, executed a Deed of Trust on the 19th day of June, 1986, which was recorded in Book No. 6896, Page 232, Register's Office for Davidson County, Tennessee, a promissory note fully described in said Deed of Trust; and

THAT Fidelity Federal Savings & Loan Association of Tennessee assigned the Deed of Trust of record in Book 6896, Page 232, to the Secretary of Housing and Urban Development in Book 7287, Page 559 and Book 7651, page 406, Register's Office for Robertson County, Tennessee.

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 have bargained and sold, and by these presents do 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 Lot No. 110, Block 5 on the Map of Charlotte Park Company's First Addition to West Nashville, of record in book 57, page 103, said Register's Office.
>
> Said Lot No. 110 fronts 50 feet on the southerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Sandra K. Ashburn, unmarried by deed from J. V. Taylor, M.D. as of record in Book 6896, page 229, said Register's Office.

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 June 19, 1986, executed by Sandra K. Ashburn, unmarried and recorded in Book 6896, Page 232 and Book 200, page 216, 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 do 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 they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Sandra K. Ashburn
SANDRA K. ASHBURN

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 SANDRA K. ASHBURN, the bargainor(s), 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 7th day of February, 1989.

Charmaine Jenkins
NOTARY PUBLIC

CHARMAINE JENKINS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-12-90

Map and Parcel No.
25W01390

RETURN TO:
Richard Manson
Attorney at Law
1314 5th Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208-2726

PROPERTY ADDRESS:

4209 Dakota Street
Nashville, Tennessee 37209

RECEIVED FOR RECORD
Feb 15 9 30 AM '89
RECORDED IN OFFICIAL RECORDS
FEE $ 2.00

089554