This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

NO MORTGAGEE
New Owner - Send Tax Bills:
FEDERAL HOUSING ADMINISTRATION

251 CUMBERLAND BEND DRIVE
SUITE 200
NASHVILLE, TN, 37228-1803

Box 22

DEED IN LIEU OF FORECLOSURE BOOK 7781 PAGE 13

THIS INDENTURE, made February 21, 1989, between SAMUEL L. DISMUKE, SR. AND WIFE, GERALDINE DISMUKE, 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 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 the west 1/2 of Lot No. 10 on the Plan of Sneed & Hamilton's Resubdivision of Lots Nos. 2, 3, 7, 8, 9, 10, 15, 16, 17 & 18, First Subdivision of Brownsville, which is of record in Book 161, page 149, Register's Office for Davidson County, Tennessee.

SAID property fronts 50 feet on Fall Street and runs back between parallel lines 130 feet to a 50 foot line on the rear bordering a 10 foot alley.

BEING the same property conveyed to Samuel L. Dismukes, Sr. and wife, Geraldine Dismuke by deed from Lyndal Roberts and wife, Margaret D. Roberts of record in Book 5526, page 226, 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 31, 1979, executed by SAMUEL L. DISMUKE, SR. AND WIFE, GERALDINE DISMUKE, and recorded in Book 5526, Page 229, 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 FEDERAL HOUSING ADMINISTRATION, and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Samuel L. Dismukes, Sr.
Geraldine Dismuke

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAMUEL L. DISMUKE, SR. AND WIFE, GERALDINE DISMUKE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 21st day of February, 1989

Tammy L Harris
Notary Public

My Commission Expires: 9-11-90.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

0788 02/28 0101 03CHECK 6.00

The actual consideration or value, whichever is greater for this transfer is $ 26,638.01.

Sandra Vaughan
Affiant

Subscribed and sworn to before me, February 21, 1989.

Tammy L Harris
Notary Public

My Commission Expires: 9-11-90.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

12002

IDENTIFICATION REFERENCE

Feb 28 8 16 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN