B0411

BOOK 7795 PAGE 168

FHA 483-098063-3203

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

[illegible] 03/17 0101 03CHECK 6.00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 14 day of March, 1989, between Aaron Rooks and wife, Marietta Rooks, 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 Aaron Rooks and wife, Marietta Rooks, executed a Deed of Trust on 21st day of September, 1984, which was recorded in Book No. 6388, Page 625, Register's Office for Davidson County, Tennessee, a promissory note fully described in said Deed of Trust; and

THAT City Federal Savings and Loan assigned the Deed of Trust of record in Book 7123, Page 586, to the Secretary of Housing and Urban Development, Register's Office for Davidson 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. 750 on the Plan of Edge-O-Lake Estates, Section 17, of record in Book 4460, page 44, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Aaron V. Rooks and wife, Marietta J. Rooks by deed from Secretary of Housing and Urban Development of record in Book 6388, page 622, 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 September 21, 1984, executed by Aaron Rooks and wife, Marietta J. Rooks, and recorded in Book 6388, Page 625, 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.

Aaron Rooks
AARON ROOKS

Marietta J. Rooks
MARIETTA J. ROOKS

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 AARON ROOKS and wife, MARIETTA J. ROOKS, the bargainor(s), 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, this 14th day of March, 1989.

NOTARY PUBLIC

My Commission Expires: 11/10/91

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

PROPERTY ADDRESS:

2847 Desplane Drive
Nashville, Tennessee 37217

17180

IDENTIFICATION REFERENCE

Mar 17 9 36 AM '89

RECEIVED AND RECORDED IN
DAVIDSON COUNTY, TN.
FELIX Z. WILKINS REGISTER