89-0713-NS (0012) DILOF

Box 22

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

BOOK 7838 PAGE 921

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made April 10, 1989, between LAURITA M. SANFORD, 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:

> BEING LOT NO. 74 ON THE PLAN OF HIGHLAND TRACE, SECTION 2, OF RECORD IN BOOK 5200, PAGE 616, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
>
> BEING THE SAME PROPERTY CONVEYED TO LAURITA M. SANFORD, UNMARRIED BY DEED FROM JOHN MARK CRAWFORD, MARRIED, OF RECORD IN BOOK 7363, PAGE 828, 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 23, 1987, executed by LAURITA M. SANFORD, and recorded in Book 7363, Page 831, 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.

Laurita M Sanford
LAURITA M. SANFORD

MAY 11 11 26 AM '89

3 2 1 6 0 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAURITA M. SANFORD, 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 10th day of April, 1989

Tammy Morris
Notary Public

My Commission Expires: 9-11-90.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

The actual consideration or value, whichever is greater for this transfer is $ 81,056.95.

Laurita M. Sanford
Affiant

Subscribed and sworn to before me, 4-10-89.

Tammy Morris
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

5201 05/11 0101 03CHECK 6.00