Fold 43

DEED-IN-LIEU OF FORECLOSURE

FROM: Leonard D. Brown and wife, Jacqueline D. Brown

TO: SECRETARY OF HOUSING & URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS SUCCESSORS AND ASSIGNS

Address New Owner:	Send Tax Bills To:	Map-Parcel
Secretary of Housing & Urban Development Washington, D.C. 20410	Dept. of Housing & Urban Development Suite 1600 One Commerce Place Nashville, TN 37239	Map 75-15 Parcel 24 FldBk #4D-91324

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street, First & Union
Nashville, Tennessee 37201

JUL 14 3 17 PM '89 DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 49 | 8.9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 64,900.00.

Michael J. Philbin
Affiant

Sworn to and subscribed before me this 26th day of June, 1989.

Janice M. Chisnall
NOTARY PUBLIC

My Commission Expires: 5-20-92

THIS INDENTURE, made this 26th day of June, 1989, between Leonard C. Brown and wife, Jacqueline D. Brown, hereinafter called Grantors, and the SECRETARY OF HOUSING & URBAN DEVELOPMENT of Washington, D.C., his successors and assigns, hereinafter called Grantee.

WITNESSETH: That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the full cancellation and satisfaction of the mortgage indebtedness described below, 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 34A on the Plan of Meadows of Tulip Grove, Section 2 as of record in Book 6900, Page 127, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Leonard C. Brown et ux Jacqueline D. Brown, by deed from Hickory Hills Homes, of record in Book 7205, Page 982, 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 same Grantee that we are lawfully seized and possessed of the said land in fee simple, have a good right to convey it and 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 out 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 the 3rd day of April, 1976, executed by Leonard C. Brown and wife, Jacqueline D. Brown, and recorded in Book 7205, Page 985, and rerecorded in Book 7249, Page 473, 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 note secured thereby, and any effect thereof in all respects.

The Grantors further warrant that, as of the date of the execution of this instrument, they do not own any other property subject to a deed of trust issued by the Federal Housing Administration or held by the Secretary of Housing & Urban Development.

Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have hereunto signed their names on the date first written above.

Leonard C. Brown
LEONARD C. BROWN

Jacqueline D. Brown
JACQUELINE D. BROWN
aka JACQUELINE O. BROWN

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 Leonard C. Brown and Jacqueline D. Brown, 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, Tennessee, this 26th day of June, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92