FP 43

DEED-IN-LIEU OF FORECLOSURE

FROM: KENNETH MURPHY and wife, LINDA C. MURPHY BOOK 7895 PAGE 777

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 58-11 Parcel 225 FldBk#13DA-68894

8194 07/24 0101 03CHECK 6.00

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 59,290.00.

Michael J. Philbin
Affiant

Sworn to and subscribed before me this 12th day of July, 1989.

Janice M. Cheek
NOTARY PUBLIC

My Commission Expires: 5-20-92

THIS INDENTURE, made this 29th day of June, 1989, between KENNETH MURPHY and wife, LINDA C. MURPHY, 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 128B Zone Lot Division of Lot 128 on the Plan of Royal Hills Subdivision Section 1 as of record in Book 6900, Page 1, 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 Kenneth Murphy and wife, Linda C. Murphy, by deed from William A. Thomas and wife, Gayla R. Thomas, of record in Book 6947, Page 79, Register's Office for Davidson County, Tennessee.

This is improved property also known as 522 Phipps Drive, Nashville, Tennessee 37211.

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 8th day of August, 1986, executed by Kenneth Murphy and wife, Linda Murphy, and recorded in Book 6947, Page 82, 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.

Kenneth Murphy
KENNETH MURPHY

Linda C. Murphy
LINDA C. MURPHY

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 KENNETH and LINDA C. MURPHY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 28 day of June, 1989.

Barbara J. Anderson
NOTARY PUBLIC

BARBARA J. ANDERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
Jan 21, 1990

5164 0 IDENTIFICATION REFERENCE
Jul 24 11 53 AM '89
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN