Fld 43

DEED-IN-LIEU OF FORECLOSURE

FROM: Billie Sue Kelly (formerly Billie Sue Sullivan)

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 90-8 Parcel 189 Fld Bk8DA-24958

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

7482 08/21 0101 03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 52,400.00.

Michael J. Philbin
Affiant

Sworn to and subscribed before me this 14th day of August, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 5-20-92

THIS INDENTURE, made this 6 day of June, 1989, between Billie Sue Kelly (formerly Sullivan), 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:

Land in Davidson County, Tennessee, being Lot 1, Jameswood Subdivision, of record in Book 3842, Page 162, Register's Office for Davidson County, Tennessee.

Said Lot 1 fronts 50.0 feet on the easterly side of James Avenue and extends back between lines, measuring 138.2 feet on the northerly line, and 142.5 feet on the southerly line, to a broken line in the rear on which it measures 51.0 feet thereon.

REGISTER'S OFFICE DAVIDSON COUNTY, TN
AUG 21 10 33 AM '89

IDENTIFICATION REFERENCE

59331

Being the same property conveyed to Samuel K. Sullivan and wife, Billie Sue Sullivan of record in Book 7360, Page 268, Samuel K. Sullivan having subsequently conveyed his interest to Billie Sue Kelly, formerly Billie Sue Sullivan, by Quitclaim Deed of record in Book 7468, Page 428, Register's Office for Davidson County, Tennessee.

This is improved property also known as 634 James Avenue, Nashville, Tennessee 37209.

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 17th day of September, 1987, executed by Samuel K. Sullivan and wife, Billie Sue Sullivan, n/k/a Billie Sue Kelly, and recorded in Book 7360, Page 271, 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.

Billie Sue Kelly
BILLIE SUE KELLY (formerly known as Billie Sue Sullivan)

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 Billie Sue Kelly, former Billie Sue Sullivan, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6 day of June, 1989.

NOTARY PUBLIC

My Commission Expires NOV 19 1990