MALONEY 89-1195-LS
LSC #127670-8

150-11-214

BOX 22

BOOK 7943 PAGE 528

This instrument prepared by:
I. Dyke Tatum, Attorney
200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
Secretary of Housing & Urban Development
251 Cumberland Bend Dr., Suite 200
Nashville, TN 37228-1803

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 1st day of September, 1989, between Elmer R. Maloney and Susan K. Shrake, a married couple, hereinafter called GRANTORS, and the Secretary of Housing and Urban Development, his successors and assigns, hereinafter called GRANTEE.

W I T 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:

LAND in Davidson County, Tennessee, being Lot No. 334 on the Plan of Towne Village of The Country, Section IVA of record in Book 6250, page (s) 20 and 21 Register's Office for said County.

SAID Lot No. 334 fronts 65 feet on the southeasterly margin of Season's Drive and extends back 133.58 feet on the northwesterly line and 141.85 feet on the southeasterly line to a dead line in the rear measuring 65.52 feet thereon.

BEING the same property conveyed to Elmer R. Maloney and Susan K. Shrake, a married couple, by deed from Catherine Carpenter, unmarried, of record in Book 7193, page 146, in the 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 October 17, 1985, executed by Catherine Carpenter, unmarried, and recorded in Book 6687, page 696, 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.

Elmer R. Maloney

Susan K. Shrake

STATE OF COLORADO

COUNTY OF EAGLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elmer R. Maloney & Susan K. Shrake the bargainors, 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 Avon, Colorado this 1st day of September, 1989.

Jann Harris Kinney
Notary Public

0011 W. BEAVER CREEK BLVD.
AVON, CO 81620

My Commission Expires: 10/22/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $ 70,318.72.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 1989.

Tammy L Davis
Notary Public

My Commission Expires: 9.11.90

TAMMY L. DAVIS NOTARY PUBLIC DAVIDSON COUNTY

7036 09/21 0101 03CHECK 6.00

68134

IDENTIFICATION REFERENCE

SEP 21 11 19 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN