70-2-65

MCDOWELL 89-1116-SB

BOOK 7952 PAGE 946

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 13th day of September, 1989, between Alfred A. McDowell, Sr. and Regina A. McDowell, 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 ofthe 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. 13 on the Plan of Shawnwood, Section Two, as of record in Book 6050, page 87, Register's Office for said County. Said Lot No. 13 fronts 69.0 feet on the west side of Burena Vista Pike and extends back 140.0 feet on the north line and 189.5 feet on the south line to a dead line measuring 84.23 feet thereon.

BEING the same property conveyed to Alfred A. McDowell, Sr. and wife, Regina A. McDowell by deed from Michael L. Shields, of record in Book 6519, page 287, 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 assings, 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 March 22, 1985, executed by Alfred A. McDowell and wife, Regina A. McDowell, and recorded in Book 6519, page 290, 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.

Alfred A. McDowell, Sr.

Regina A. McDowell

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 Alfred A. McDowell, Sr. and Regina A. McDowell 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 Nashville, Tennessee, this 13th day of September, 1989.

Tammy J Davis
Notary Public

My Commission Expires: 9-11-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $47,402.61.

Affiant

Subscribed and sworn to before me, this the 13th day of September 1989.

Tammy J Davis
Notary Public

My Commission Expires: 9-11-90

7.1206

IDENTIFICATION REFERENCE

OCT 3 12 13 PM '89

DAVIDSON COUNTY, TN

2437 10/03 0101 03CHECK 6.00