FHA 483-1363145-229

This instrument prepared by:
Richard Manson, Attorney
1314 5th Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208

New owner: Send Tax Bills:
Secretary of Housing
and Urban Development
Cumberland Bend Office Centre
251 Cumberland Bend Drive, Suite 200
Nashville, Tennessee 37228-1803

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 21st day of Feb, 1990, between Theodore A. Caruthers and wife, Hazel M. Caruthers, hereinafter called GRANTORS, and the Secretary of Housing and Urban Development, his successors and assigns, hereinafter called GRANTEE.

W I T N E S S E T H:

THAT Theodore A. Caruthers and wife, Hazel M. Caruthers, executed a Deed of Trust on the 25th day of November, 1987, which was recorded in Book 7413, page 829 and rerecorded in Book 7474, Page 848, Register's Office for Davidson County, Tennessee, a promissory note fully described in said Deed of Trust; and

THAT Numerica Financial Services of Tennessee, Inc., assigned the said Deed of Trust to Numerica Financial Services, Inc., in Book 7413, Page 838; and

THAT Numerica Financial Services, Inc., assigned the said Deed of Trust to Carl I. Brown and Company, its successors and/or its assigns, in Book 7602, page 977; and

THAT Carl I. Brown and Company, assigned the said Deed of Trust to the Secretary of Housing and Urban Development of Washington, D.C., in Book 7752, Page 730, Register's Office for Davidson County, Tennessee.

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:

Being Lot No. 65 on the Plan of Cumberland Gardens as of record in Book 2900, page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 52 feet on the northerly side of Deerfield Drive and extends back 147 feet on the easterly line and 161.4 feet on the westerly line, which is a broken line, to a dead line in the rear on which it measures 40 feet.

Being property conveyed to Theodore A. Caruthers and wife, Hazel M. Caruthers by deed from Laura Jenkins, unmarried of record in Book 7413, page 826, said Register's Office.

TOTAL MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $-0-; EXEMPT TRANSACTION, GOVERNMENT AGENCY IS HOLDER OF INDEBTEDNESS.

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 November 25, 1987, executed by Theodore A. Caruthers and wife, Hazel M. Caruthers, and recorded in Book 7413, page 829 and rerecorded in Book 7474, Page 848, 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.

Theodore A. Caruthers

Theodore A. Caruthers

Hazel M. Caruthers

Hazel M. Caruthers

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 THEODORE A. CARUTHERS, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 21st day of February, 1989.90

Mary Dorothy B. Wall

NOTARY PUBLIC

My Commission Expires: 5/13/90

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 HAZEL M. CARUTHERS, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE Tennessee this 21st day of FEBUARY 1990.

NOTARY PUBLIC

My Commission Expires: 11/10/90

PROPERTY ADDRESS:
2716 Deerfield Drive
Nashville, Tennessee 37208

RETURN TO:
Richard Manson
Attorney at Law
1314 5th Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208-2726

I 2 1 5 4

IDENTIF. REFERENCE

MAR 20 12 14 PM '90

DAVIDSON COUNTY TN.

MO 03/20 MORTGAGE TAX

6-00