DEED IN LIEU OF FORECLOSURE

MAP #162-9
PARCEL #39
FIELD BOOK #05DU 77294

This instrument prepared by:
ADAMS, TAYLOR, PHILBIN,
PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

(NO MORTGAGEE
(New Owner-Send Tax Bills:
(Veteran's Administration
(110 Ninth Avenue South
(Nashville, Tennessee 37203

THIS INDENTURE, made this 14th day of May, 1990, between Leroy B. Hamer and wife, Deborah Hamer, hereinafter called GRANTORS, and the Secretary of Veteran's Affairs, an Officer of the United States of America, his successors and assigns, whose address is c/o Director VA Regional Office, 110 9th Avenue, S., Nashville, Tennessee 37203, 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, and other valuable consideration, the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, his/her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 117 on the Plan of Hickory View, Section 3, as of record in Book 6250, Page 960, 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 Leroy B. Hamer and wife, Deborah Hamer, by deed from Bob Potter Company, of record in Book 7701, Page 996, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 243 Ash Grove 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/her 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/her 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 the 8th day of November, 1988, executed by Leroy B. Hamer and wife, Deborah Hamer, and recorded in Book 7702, Page 1, 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 insured by the Veteran's Administration or held by the Veteran's Administration, and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

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.

Leroy B. Hamer
LEROY B. HAMER

Deborah Hamer
DEBORAH HAMER

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leroy B. Hamer and wife, Deborah Hamer, 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 14th day of May, 1990.

Janice M. Cheng
Notary Public

My Commission Expires: 5-20-92.

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 78,302.17.

Michael J. [illegible]
Affiant

Subscribed and sworn to before me, this 14th day of May, 1990.

Janice M. Cheng
Notary Public

My Commission Expires: 5-20-92.

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IDENTIFICATION REFERENCE

JUN 5 3 35 PM '90

DAVIDSON COUNTY, TN

7320 06/05 0101 03CHECK 6.00