Box 11

BOOK 8210 PAGE 645

FHA 119934-3703

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 1st day of Oct, 1996, between Deborah R. Goldsmith and husband, Reginald Goldsmith, 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 Deborah R. Goldsmith and husband, Reginald Goldsmith, executed a Deed of Trust on the 5th day of December, 1986, which was recorded in Book 7071, page 193, Register's Office for Davidson County, Tennessee, a promissory note fully described in said Deed of Trust; and

THAT City Federal Mortgage Company, assigned the said Deed of Trust to City Federal Savings Bank, in Book 7071, Page 204; and

THAT City Federal Savings Bank, assigned the said Deed of Trust to Lomas & Nettleton Company, in Book 7579, Page 773; and

THAT Lomas & Nettleton Company, assigned the said Deed of Trust to the Secretary of Housing and Urban Development of Washington, D.C., in Book 7759, Page 479, 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:

> Land in Davidson County, Tennessee, being Lot No. 48B, Zone Lot Division of Lots 44-48, Chesapeake Homes, Section Three, as of record in book 6250, page 326, 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 Deborah R. Goldsmith and husband, Reginald Goldsmith by deed from Steve G. Fridrich and Gerald D. Fridrich and wife, Barbara W. Fridrich, of record in Book 7071, page 190, and by quitclaim deed from Johnnie Bond and wife Bettye M. Bond, of record in Book 7647, page 292, 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 December 5, 1986, executed by Deborah R. Goldsmith and husband, Reginald Goldsmith, and recorded in Book 7071, page 193, 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.

Deborah R. Goldsmith

Reginald Goldsmith

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 Deborah R. Goldsmith and Reginald Goldsmith, the bargainor(s), 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 First day of October, 1990., ~~1989.~~

NOTARY PUBLIC

11/12/90
NOTARY EXPIRATION DATE

PROPERTY ADDRESS:
3347 Chesapeake Circle
Nashville, Tennessee 37207

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

62564

IDENTIF. TREFERENCE

OCT 4 1 53 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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