Box 43

DEED IN LIEU OF FORECLOSURE BOOK 8259 PAGE 641

MAP #50-10
PARCEL #202
FIELD BOOK #12D 87570

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

(NO MORTGAGEE
(New Owner-Send Tax Bills:
(Department of Housing and
(Urban Development
(251 Cumberland Bend Drive
(Suite 200
(Nashville, Tennessee 37228

THIS INDENTURE, made this 7th day of December, 1990, between Eloise P. Culpepper, hereinafter called GRANTOR, and the Secretary of Housing and Urban Development, his successors and assigns, 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 GRANTOR has bargained and sold, and by these presents does 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 15B Zone Lot Division of Lots 12-15, & 123 on the Plan of Chesapeake Homes, Section 4 as of record in Book 6250, Page 916, amending Book 6250, page 369, 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 Eloise P. Culpepper, unmarried and Steve G. Fridrich and Gerald D. Fridrich by deed of record in Book 7017, page 929, the said Steve G. Fridrich, Gerald D. Fridrich and wife, Barbara W. Fridrich having subsequently conveyed their interest in said property to Eloise P. Culpepper by quitclaim deed of record in Book 8085, Page 461, Register's Office for said County.

This is improved property also known as 3555 Chesapeake Drive, Nashville, Tennessee 37207.

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 20th day of October, 1986, executed by Eloise P. Culpepper, unmarried and Steve G. Fridrich, and Gerald D. Fridrich and wife, Barbara W. Fridrich and recorded in Book 7017, Page 932, re-recorded in Book 7044, page

382, re-re-recorded in Book 7205, page 650, 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 Federal Housing Administration or held by the Federal Housing 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.

Eloise P. Culpepper
ELOISE P. CULPEPPER

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 Eloise P. Culpepper, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 7th day of December 1990.

Patricia W Hall
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 11-27-93.

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $53,000.00.

Michael J. Ryan
Affiant

Subscribed and sworn to before me, this 18th day of December, 1990.

Janice M. Cheney
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5-20-92.

80343

IDENTIF. REFERENCE

DEC 18 1 21 PM '90
DAVIDSON COUNTY TN.

0027 PAID DEED TAX 265.00