This instrument prepared by:
I. Dyke Tatum, Attorney
200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
Tennessee Housing Development Agency
Suite 700, L & C Tower
401 Church Street
Nashville, Tennessee 37219-2202

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 15th day of December, 19 91, between Stanley A. Fritts, and wife, Diane L. Fritts, hereinafter called GRANTORS, and Tennessee Housing and Development Agency, 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. 20A ON THE ZONE LOT DIVISION OF LOTS 15, 17, AND 20 JUSTIN TOWNE RESUBDIVISION OF LOTS 13 THROUGH 26, SECTION II, AS OF RECORD IN BOOK 5200, PAGE 619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY OF JUSTIN TOWNE COURT; SAID POINT BEING THE SOUTHWEST CORNER OF THE WESTERLY HALF OF LOT 20; THENCE LEAVING SAID RIGHT OF WAY NORTH 27 DEGREES 20 MINUTES 23 SECONDS WEST 227.55 FEET TO A POINT; THENCE SOUTH 83 DEGREES 43 MINUTES 54 SECONDS EAST 79.49 FEET TO A POINT: THENCE SOUTH 16 DEGREES 37 MINUTES 37 SECONDS EAST 95.41 FEET TO A POINT; THENCE SOUTH 6 DEGREES 18 MINUTES 09 SECONDS EAST 43.88 FEET TO A POINT; THENCE SOUTH 11 DEGREES 08 MINUTES 55 SECONDS EAST 55.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF JUSTIN TOWNE COURT; THENCE WITH SAID MARGIN ALONG A CURVE 17.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,770 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO STANLEY A. FRITTS AND WIFE, DIANE L. FRITTS BY DEED OF RECORD IN BOOK 6176, PAGE 381, 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 November 14, 1983, executed by Stanley A. Fritts and Diane L. Fritts, his wife, and recorded in Book 6176, Page 384, 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 Tennessee Housing Development Agency or held by the Tennessee Housing Development Agency; and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Stanley A. Fritts
STANLEY A. FRITTS

Diane L. Fritts
DIANE L. FRITTS

2308 01/03 0101 03CHECK 6.00

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stanley A. Fritts and Diane L. Fritts, 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 Jacksonville, Florida this 15th day of August, 1990.

Debbie Epstein
Notary Public

My Commission Expires: 26 March 1994

STATE OF Florida

COUNTY OF Duval

The actual value or consideration, whichever is greater for this transfer is $44,226.32.

Stanley A. Fritts
Affiant

Subscribed and sworn to before me, this the 15th day of August, 1990.

Debbie Epstein
Notary Public

My Commission Expires: 26 March 1994

83288

IDENTIF. REFERENCE

JAN 3 12 25 PM '91

FELIX A. ... JR.
DAVIDSON COUNTY R.D.