Bot 11

FHA 483-1057176

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 17th day of December, 1990, between Ferlishtine Burton, unmarried, Daryl Burton and wife, Doris Burton, 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 Ferlishtine Burton, unmarried, Daryl Burton and wife, Doris Burton, executed a Deed of Trust on the 27th day of February, 1986, which was recorded in Book 6794, page 37, Register's Office for Davidson County, Tennessee, a promissory note fully described in said Deed of Trust; and

THAT Atlantic Coast Mortgage Company, assigned by unrecorded assignment, the said Deed of Trust to Lincoln Service Corporation.

THAT Lincoln Service Corporation, assigned by unrecorded assignment, the said Deed of Trust to Goldome Realty Credit Corporation.

THAT Goldome Realty, assigned by unrecorded assignment, the said Deed of Trust to Cenlar Federal Savings Bank.

THAT Cenlar Federal, assigned by unrecorded assignment, the said Deed of Trust to the Secretary of Housing and Urban Development of Washington, D. C., his/her successors and assigns, and

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. 4 on the Map of Jones and Bradford's Subdivision, or record in Book 161, page 142, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 50 feet on the northerly margin of West Greenwood Avenue, formerly Edgar Street, and extends back between parallel lines 154 1/2 feet to and alley.
>
> Being the same property conveyed to Ferlishtine Burton, Daryl Burton and Doris Burton by deed from Sunbelt Real Estate Investments, Inc., of record in Book 6794, page 34, 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 February 27, 1986, executed by Ferlishtine Burton, unmarried, Daryl Burton and wife, Doris Burton, and recorded in Book 6794, page 37, 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.

Ferlishtine Burton
Ferlistine Burton

Daryl Burton
Daryl Burton

Doris Louise Burton
Doris Burton

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 Ferlishtine Burton, unmarried, Daryl Burton and wife, Doris Burton, 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 17th day of December, 1990.

Connie P. Mullikin
NOTARY PUBLIC

My Commission Expires Jan. 23, 1993
NOTARY EXPIRES

PROPERTY ADDRESS:
1046 Greenwood Avenue
Nashville, Tennessee

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

8855 IDENTIF. TREFERENCE —hud.dli

JAN 25 12 44 PM '91
FELIX Z. MASON, REGISTER
DAVIDSON COUNTY TN.

6.00 0837 01/25 0101 CHECK