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

New Owner - Send Tax Bills:
Secretary of Housing & Urban Development
251 Cumberland Bend Dr., Suite 200
Nashville, TN 37228-1803

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 1st day of February, 1991, between ROBERT E. COGGINS AND DEBRA D. COGGINS, 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 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. 34 ON THE PLAN OF IDLEWILD COURT, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6250, PAGE 563, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ROBERT E. COGGINS, JR. AND WIFE, DEBRA D. COGGINS BY DEED FROM RUSSELL L. HINES AND WIFE, REBECCA HINES OF RECORD IN BOOK 7988, PAGE 338, 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 conveyahce 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 17, 1986, executed by RUSSELL L. HINES AND WIFE, REBECCA HINES, and recorded in BOOK 7045, PAGE 473, 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.

Robert E. Coggins
ROBERT E. COGGINS

Debra D. Coggins
DEBRA D. COGGINS

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 ~~ROBERT E. COGGINS AND~~ DEBRA D. COGGINS 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 1st day of February, 1991.

Mary Lee Mobinaro
Notary Public

My Commission Expires: 7/23/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $70,576.93.

Debra Coggins
Affiant

Subscribed and sworn to before me, this the 1st day of February, 1991.

Mary Lee Mobinaro
Notary Public

My Commission Expires: 7/23/94

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 Robert E. Coggins, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nash-, Tennessee, this 1 day of Feb-, 1991.

Notary Public

My Commission Expires: 5/22/93

92150

IDENTIF. REFERENCE

FEB 12 1 06 PM '91

DAVIDSON COUNTY TN.

02/12 0101 03CHECK 6.00