Box 22

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

New Owner - Send Tax Bills:
SECRETARY OF HOUSING & URBAN
DEVELOPMENT, SUITE 200
251 CUMBERLAND BEND DRIVE
NASHVILLE, TN 37228-1803

MAP/PARCEL
85-14 A 223

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 8th day of MAY, 1992, between M. LEON COURTNEY AND WIFE, DIANN M. COURTNEY hereinafter called GRANTORS and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 251 CUMBERLAND BEND DRIVE, SUITE 200, NASHVILLE, TENNESSEE, their successors and assigns, hereinafter called GRANTEE.

W I T N E S S E T H:

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:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING UNIT NO. 223, OF RIVERSTONE CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6998, PAGE 839, AS RESTATED IN BOOK 7245, PAGE 211, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF PHASE ONE, RIVERSTONE CONDOMINIUM OF RECORD IN BOOK 6900, PAGE 317, SAID REGISTERS OFFICE, FOR A MORE COMPLETE DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO M. LEON COURTNEY AND WIFE, DIANN M. COURTNEY BY DEED FROM ROBERT JAMES MEEKER AND WIFE, PATRICIA S. MEEKER OF RECORD IN BOOK 7965, PAGE 160, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BY CORRECTIVE DEED*

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. I covenant with the said GRANTEE that I am 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.

I further covenant and bind myself, my 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 DECEMBER 2, 1987, executed by ROBERT JAMES MEEKER AND WIFE, PATRICIA S. MEEKER recorded in BOOK 7419, PAGE 322, 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

*RECORDED SIMULTANEOUSLY HEREWITH.

this instrument, THEY do not own any other property subject to a mortgage held by the SECRETARY OF HOUSING AND URBAN DEVELOPMENT and further that he/she has not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

M. Leon Courtney
M. LEON COURTNEY

Diann M. Courtney
DIANN M. COURTNEY

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 M. LEON COURTNEY AND WIFE, DIANN M. COURTNEY the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of MAY, 1992.

Mary Lee Molinaro
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 $83,685.04.

M. Leon Courtney
Affiant

Subscribed and sworn to before me, this the 8th day of MAY, 1992.

Mary Lee Molinaro
Notary Public

My Commission Expires: 7/23/94

RETURN TO: I. DYKE TATUM, ATTORNEY
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TENNESSEE 37203

21785

IDENTIF. REFERENCE

JUN 23 1 56 PM '92

FELIX F. ROBERTSON, REGISTER
DAVIDSON COUNTY TN.

4015 06/23 0101 03CHECK 6.00