Bk 922

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
162-9 124

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 22nd day of MAY, 1992, between SAMUEL R. GOODWIN, SR. AND WIFE, ANN HESTER GOODWIN 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:

LAND SITUATED IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59 HICKORY VIEW, SECTION 3, AS OF RECORD IN BOOK 6250, PAGE 960, REGISTERS 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 SAMUEL R. GOODWIN, SR. AND WIFE, ANN HESTER GOODWIN BY DEED FROM SHERMAN G. MOHR, JR. AND STEPHANIE K. MOHR, HUSBAND AND WIFE, OF RECORD IN BOOK 8335, PAGE 593, REGISTERS 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. 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 APRIL 28, 1987, executed by JAMES SCOTT JENKINS AND WIFE, ELIZABETH ANNE JENKINS recorded in BOOK 7221, PAGE 359, 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 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.

Samuel R. Goodwin Sr.
SAMUEL R. GOODWIN, SR.

Ann Hester Goodwin
ANN HESTER GOODWIN

STATE OF TENNESSEE

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAMUEL R. GOODWIN, SR. AND WIFE, ANN HESTER GOODWIN 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 American National Bank Chattanooga, Tennessee this 22nd day of MAY, 1992.

Melanie Y. Morris
Notary Public

My Commission Expires: 10-23-94

STATE OF TENNESSEE

COUNTY OF Hamilton

The actual value or consideration, whichever is greater for this transfer is $76,404.30.

Ann Hester Goodwin
Affiant

Subscribed and sworn to before me, this the 22nd day of MAY, 1992.

Melanie Y. Morris
Notary Public

My Commission Expires: 10-23-94

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

24383

IDENTIF. REFERENCE

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