096-14-0
240.00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 17th day of August, 1992, between **TRACEY E. BOWERS and wife, REGINA F. BOWERS**, hereinafter called **GRANTORS**, and the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, their successors and assigns, hereinafter called **GRANTEE**.

W I T N E S S E T H :

WHEREAS, KAREN D. LEE, unmarried, executed a Deed of Trust to Wayne R. Tate, Trustee, dated 4 September 1985, to secure a note to Security Financial and Mortgage Corporation, which was recorded in Book 6652, page 266, Register's Office for Davidson County, Tennessee, a promissory note fully described in said Deed of Trust; and

THAT said Deed of Trust was re-recorded on 21 November 1985 in Book 6714, page 617, Register's Office for Davidson County, Tennessee; and

THAT Security Financial and Mortgage Corporation assigned the said Deed of Trust to Citicorp Homeowners Services, Inc., dated 16 September 1985, by unrecorded assignment.

THAT Citicorp Mortgage, Inc. Successor in Interest to Citicorp Homeowners Services, Inc. assigned the said Deed of Trust to Secretary of Housing and Urban Development, dated January 9, 1991, of record in Book 8275, page 379, Register's Office of Davidson County, Tennessee.

THAT Karen D. Lee Vaughn, married, et vir., Chester L. Vaughn, Jr., conveyed the subject property to Tracey E. Bowers and wife, Regina F. Bowers, by deed of record in Book 7571, page 238, Register's Office for Davidson County, Tennessee.

THAT FOR AND IN CONSIDERATION of the sum of One Dollar ($1), cash in hand paid, the receipt of which is hereby acknowledged, and after valuable consideration, the GRANTORS have bargained and sole, 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:

> BEING Lot No. 219 on the Plan of Hickory Bend, Section 4, of record in Book 4175, page 34, Register's 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 Tracey E. Bowers and wife, Regina F. Bowers, by deed from Karen D. Lee, single (formerly), now Karen D. Lee Vaughn, married, et vir., Chester L. Vaughn, Jr., of record in Book 7571, page 238, 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 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.

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 it 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 September 4, 1985, executed by Karen D. Lee, unmarried, and recorded in Book 6652, page 268, 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 and 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.

37522

IDENTIFICATION REFERENCE

AUG 18 12 11 PM '92

WILSON II REGISTER
DAVIDSON COUNTY, TN

Tracey E Bowers
TRACEY E. BOWERS

Regina F Bowers
REGINA F. BOWERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1486 08/18 0101 03CHECK 8.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TRACEY E. BOWERS and wife, REGINA F. BOWERS, 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 in Nashville, Tennessee, this 17th day of August, 1992.

Sharon R. Nixon
NOTARY PUBLIC

SHARON R. NIXON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1/27/96

My Commission Expires JAN. 27, 1996

PROPERTY ADDRESS: 3104 Jonesboro Drive, Nashville Tennessee

The total maximum principal indebtedness for Tennessee recording tax purposes is $-0-. Exempt transaction, government agency is holder of indebtedness.

This Deed Prepared by Newton S. Holiday III, Attorney at Law, 208 Third Avenue, North, Fifth Floor, Nashville, Tennessee 37201.