pick up

This instrument prepared by:
Jennifer Franks, Attorney
105 Southeast Parkway, Suite 115
Franklin, Tennessee 37064

New Owner: Send Tax Bills To:
U.S. Dept. of Housing and Urban Developm
251 Cumberland Bend Drive
Nashville, Tennessee 37228-1803
Map & Parcel: 162-09-0-090.00

DEED IN LIEU OF FORECLOSURE

BOOK 8771 PAGE 251

This indenture made this 30th day of October, 19 92, between Rosa L. Jennings, unmarried, hereinafter called GRANTORS, and the SECRETARY OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., his successors and assigns, hereinafter called GRANTEE.

W I T N E S S E T H:

THAT Long Van La and wife, Thuy Pham La executed a Deed of Trust on the 13th day of May, 19 87, of record in Book 7243, page 905, Register's Office for Davidson County, Tennessee and a promissory note fully described in said Deed of Trust; and

THAT Rosa L. Jennings assumed said promissory note and was conveyed the hereinafter described property by deed from said Long Van La and wife, Thuy Pham La of record in Book 8094, page 355, said Register's Office; and

THAT the Secretary of U.S. Department of Housing and Urban Development of Washington, D.C. is the true and lawful holder of said note and said Deed of Trust was assigned to same of record in Book 8381, page 524, said Register's Office; and

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR has bargained and sold, and by these presents does 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. 11-A, Zone Lot Division, Lots 10 thru 14, Hickory View Subdivision, Section Two, recorded in Book 5800, page 294, 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 Long Van La and wife, Thuy Pham La by deed of record in Book 6335, page 186 and being the same property conveyed to Rosa L. Jennings by deed from Long Van La et ux of record in Book 8094, page 355, Register's Office for Davidson County, Tennessee.

5943 10/30 0101 03CHECK 9.00

This is improved property known as: 5519 Eulala Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto begonging unto 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 May 13, 1987, executed by Long Van La and wife, Thuy Pham La recorded in Book 7243, page 905, Register's Office for Davidson County, Tennessee and the note secured thereby was assumed by the GRANTORS herein, 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 GRANTOR further warrants 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 U.S. Department of Housing and Urban Development of Washington, D.C.; and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands the date first above written.

Rosa L. Jennings
GRANTOR ROSA L. JENNINGS, unmarried

GRANTOR

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 Rosa L. Jennings 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 30th day of October, 1992.

Jennifer Brandon
Notary Public
at Large, State of Tennessee

My Commission Expires:
9/21/96

5951.9
IDENTIFICATION
Oct 30 12 19 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
PICK-UP