#22

Watjen

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203
Map/Parcel 162-5 265

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

BOOK 8909 PAGE 650

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 18th day of February, 1993, between Ernest R. Watjen, II and Kathie Watjen hereinafter called GRANTORS, and the Secretary of Housing and Urban Development, his successors and assigns, hereinafter called GRANTEE.

WITNESSETH:

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 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. 142, on the Plan of Section 3, Hickory Valley Subdivision, of record in Book 4460, Page 86, Registers Office for Davidson County, Tennessee.

Said lot No. 142 fronts 65.00 feet on the westerly margin of Eulala Circle and extends back 218.30 feet on the southerly line and 247.90 feet on the broken northerly line to a dead line in the rear, measuring 64.09 feet thereon.

Being the same property conveyed to Ernest Randolph Watjen, II and wife, Kathleen G. Watjen, both now unmarried, by deed from Phillip Edward Boeing and wife, Carol Harper Boeing of record in Book 7482, Page 106, 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. 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 June 25, 1991, executed by Ernest R. Watjen, II and wife, Kathie Watjen and recorded in Book 8388, page 856, 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 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 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.

Ernest R. Watjen II
ERNEST R. WATJEN, II

Kathie Watjen
KATHIE WATJEN

APR 7 8 05 AM '93
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

07.25 4.

2805 04/07 0101 03CHECK

8.00

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 Ernest R. Watjen, II and Kathie Watjen, 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 18th day of February, 1993.

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 $84,666.15.

E. R. Wutzer II
Affiant

Subscribed and sworn to before me, this the 18th day of February, 1993.

Mary Lee Molinaro
Notary Public

My Commission Expires: 7-23-94