S-5449

#32

Johnson 93-8331

BOOK 5161 PAGE 510

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
251 Cumberland Bend Dr., Suite 200
Nashville, Tennessee 37228-1803

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 2nd day of November, 1993, between Bruce M. Johnson and wife, Eleanor A. Johnson hereinafter called GRANTORS, and the Secretary of Housing and Urban Development, his 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 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. 583 on the Plan of Tulip Grove, Section 12, of record in Plat Book 5800, page 264, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bruce M. Johnson and wife, Eleanor A. Johnson by Quitclaim Deed from Ray B. Davis and wife, Billie D. Davis of record in Book 6380, page 476, 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 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 August 13, 1986 executed by Bruce M. Johnson and wife, Eleanor A. Johnson and recorded in Book 6952, Page 652, 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 warrants that, as of the date of execution of this instrument, she does 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.

Bruce M. Johnson
BRUCE M. JOHNSON

Eleanor A. Johnson
ELEANOR A. JOHNSON

88957
IDENTIF. ▲ REFERENCE

93 NOV 23 AM 11:00
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

93-8331

STATE OF Connecticut ss. Bridgeport BOOK 9161 PAGE 511

COUNTY OF Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce M. Johnson and Eleanor A. Johnson, the bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bridgeport, CT this 2nd day of November, 1993.

Carol F. Wills
Notary Public

My Commission Expires: 3-31-94

STATE OF Connecticut ss. Bridgeport

COUNTY OF Fairfield

The actual value or consideration, whichever is greater for this transfer is $66,714.79.

Bruce M Johnson
Affiant

Subscribed and sworn to before me, this the 2nd day of November, 1993.

Carol F Wills
Notary Public

My Commission Expires: 3-31-94

CAROL FRANCES WILLS NOTARY PUBLIC CONNECTICUT

1910 11/23 0101 03CHECK 8.00