This instrument prepared by:
Jennifer Franks, Attorney
P. O. Box 681133
Franklin, TN 37068-1133

New Owner: Send Tax Bills To:
U.S.Dept.of HUD
251 Cumberland Bend Drive
Nashville, TN 37228-1803

Map **58-11** Parcel **70**

BOOK 9241 PAGE 755

DEED IN LIEU OF FORECLOSURE

This indenture made this **February 4, 1994,** between **Cleveland Houser and wife, Joyce Houser, (aka Cleveland Howser and wife, Joyce Howser)** hereinafter called **GRANTOR,** 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:

WHEREAS, **Joseph F. Bond and wife, Elaine Bond** executed a Deed of Trust on **October 8, 1986** of record in Book **7012,** page **884,** Register's Office for **Davidson** County, Tennessee and a promissory note fully described in said Deed of Trust; and

WHEREAS, **Cleveland Houser and wife, Joyce Houser** assumed said promissory note and was conveyed the hereinafter described property by deed from said **Joseph F. Bond and wife, Elaine Bond** of record in Book **7140,** page **957,** said Register's Office; and

WHEREAS, 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 **7455,** page **654,** said Register's Office.

NOW THEREFORE, 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. 133 on the Plan of Royal Hills Subdivision, Section 1 as of record in Book 4675, Page 73, 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 Joseph Bond and wife, Elaine Bond by deed from Jim Hale d/b/a Jim Hale Construction Company of record in Book 5283, page 575, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Cleveland Howser and wife, Joyce Howser (also known as Cleveland Houser and wife, Joyce Houser) by deed from Joseph Bond and wife, Elaine Bond of record in Book 7140, page 957, said Register's Office.

This is improved property known as **3800 Lunn Drive, Nashville,** Tennessee **37218.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging 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 same 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 **October 8, 1986** executed by **Joseph F. Bond and wife, Elaine Bond** recorded in Book **7012,** page **884,** Register's Office for **Davidson** County, Tennessee and the note secured thereby was assumed by the GRANTOR 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 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.

Cleveland Houser

Cleveland Houser
(aka Cleveland Howser)
AKA Cleveland Howser

Joyce Houser

Joyce Houser
(aka Joyce Howser)
AKA Joyce Houser

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 **Cleveland Houser and wife, Joyce Houser** 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 **February 4, 1994.**

Notary Public

My Commission Expires: 9-21-96

15058
IDENTIF. + REFERENCE

94 FEB -4 AM 11:58
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2623 02/04 0101 03CHECK
8.00