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THIS INSTRUMENT PREPARED BY:
Patricia Spicer Carden
Attorney at Law
5034 Thoroughbred Lane, Suite A
Brentwood, Tennessee 37027

BOOK 9295 PAGE 342

DEED IN LIEU OF FORECLOSURE

This instrument made this the 22ND day of FEBRUARY, 1994 by and between Charles E. Dunlap and Semra E. Triplett, both unmarried 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 have bargained and sold, 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:

Land in Davidson County, Tennessee, being Lot No. 42B on the plan of Stokes and Marshall, Zone Lot Division of Lot 42, of record in Book 332, page 106 as amended in Book 6200, page 9, both in Register's Office for said County.

Said Lot No. 42B fronts 24.73 feet on the northerly margin of Acklen Avenue and extends back 168.50 feet on the easterly line and 168.50 feet on the westerly line to a dead line in the rear, measuring 25.36 feet thereon.

Being the same property conveyed to Charles E. Dunlap and Semra D. Triplett, both unmarried by deed from William H. Hartman and Loren M. Hartman of record in Book 7143, page 734, Register's Office for Davidson County, Tennessee.

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IDENTIF. & REFERENCE

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 future liability, but not past liability, for the debt 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 February 20, 1987, executed by Charles E. Dunlap and Semra D., and Triplett, bot unmarried recorded in Book 7143, page 737 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 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 or held by the Secretary of Housing and Urban Development. Grantors shall be deemed to include the plural and the singular and the pronoun their shall be deemed to include his and hers.

Grantor Charles E. Dunlap

Grantor Semra D. Triplett

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 Charles E. Dunlap and Semra D. Triplett, the Grantors, with whom I am personally acquainted, or who upon satisfactory evidence was proved to me to be the party named, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of February, 1994.

Notary Public

My Commission Expires: 1/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the transfer is $ -0-.

Affiant

Subscribed and sworn to before me this the 22nd day of February, 1994.

Notary Public

My Commission Expires: 1/27/96

SEND TAX BILL TO:

ADDRESS OF NEW OWNER	MORTGAGEE IS	MAP-PARCEL NUMBER
Secretary of Housing and Urban Development Suite 200 251 Cumberland Bend Drive Nashville, TN 37228-1803	NONE	104-11-0-369.00