72497

ICEN.. A REFERENCE

BOOK 9411 PAGE 357

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 Drive, Suite 200
Nashville, Tennessee 37228-1803

94 JUL 19 AM 11:23

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MAP/PARCEL
44-13 53

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 24th day of May, 1994, between Deelia R. Miles, hereinafter called GRANTOR, and the SECRETARY of HOUSING AND URBAN DEVELOPMENT, his successors and assigns, hereinafter called GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION ofthe sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the GRANTOR has 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 SITUATED IN COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF THE KNOLL SUBDIVISION, AS OF RECORD IN BOOK 2330, PAGE 94, REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JERRY WENDELL MILES AND WIFE, DEELIA R. MILES BY DEED FROM DANNY W. RAY AND WIFE, CATHERINE D. RAY OF RECORD IN BOOK 7993, PAGE 897, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE PARTIES WERE SUBSEQUENTLY DIVORCED BY DECREE OF THE FOURTH CIRCUIT COURT, A COPY OF WHICH IS OF RECORD IN BOOK 9287, PAGE 519, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND JERRY WENDELL MILES HAS SINCE DIED SURVIVED BY HIS HEIRS AT LAW.

DEELIA R. MILES HAS SINCE BEEN APPOINTED AS GUARDIAN OF ANESSA JANAN MILES AND JERI LYNN MILES OF BOTH THEIR PERSON AND THEIR ESTATES PURSUANT TO ORDER NO. 94P-748 AND 94P-749 OF THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, WHICH IS BEING RECORDED SIMULTANEOUSLY HEREWITH. AS SUCH GUARDIAN, DEELIA R. MILES IS ALLOWED TO TRANSFER THEIR INTEREST IN THE REAL PROPERTY LOCATED AT 1004 BETTIE DRIVE, OLD HICKORY, 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. I covenant with the said GRANTEE that I am 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.

I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assings, 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 November 22, 1989, executed by Jerry Wendell Miles, etux. Deelia R. Miles and recorded in BOOK 7993, PAGE 900, 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 warrant that, as of the date of execution of this instrument, he does not own any other property subject to a mortgage insured by the FEDERAL HOUSING ADMINISTRATION or held by the SECRETARY of HOUSING AND URBAN

DEVELOPMENT and further that he has not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Deelia R. Miles

Deelia R. Miles

Deelia R. Miles as Guardian for
Anessa Janan Miles and
Jeri Lynn Miles, Pursuant to
Order No. 94P-748 and 94P-749
Probate Court for Davidson County,
Tennessee.

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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 Deelia R. Miles the bargainor and Guardian of Anessa Janan Miles and Jeri Lynn Miles, Pursuant to Order of the Probate Court for Davidson County, Tennessee, 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 Nashville, TENNESSEE, this 26th day of May, 1994.

Mary Lee Holman

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 $61,519.57.

Deelia R Miles

Affiant

Subscribed and sworn to before me, this the 26th day of May, 1994.

Mary Lee Holman

Notary Public

My Commission Expires: 7-23-94

This instrument prepared by and return to:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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