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

DEED IN LIEU OF FORECLOSURE

This instrument made this the 11TH day of JULY, 1994 by and between Roy W. Bell & wife Janice L. Kennedy, now known as Janice K. Bell 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. 16 on the plan of Paige Villa, of record in Book 6250, page 557, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roy W. Bell and wife Janice L. Kennedy, now known as Janice K. Bell, by deed from William A. Thomas and wife, Gayla B. Thomas of record in Book 7601, page 940, Register's Office for Davidson County, Tennessee.

79959
IDENTIF. ← REFERENCE

94 AUG 10 AM 10:25
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

6587 08/10 0101 03CHECK 8.00

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 July 1, 1988, executed by Roy W. Bell, unmarried & Janice L. Kennedy, unmarried, and recorded in Book 7601, page 943 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.

Roy W. Bell
Grantor Roy W. Bell

Janice Kennedy Bell
Grantor Janice L. Kennedy Bell

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~Davidson~~ Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy W. Bell and wife and Janice L. Kennedy Bell, 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 New Albany ~~Tennessee~~ Mississippi, this the 16th day of July, 1994

My Commission Expires January 1, 1996

Thomas Stanford
Notary Public

My Commission Expires: _____

CIRCUIT CLERK & EX OFFICIO NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Alice Steele
Affiant

Subscribed and sworn to before me this the 20th day of JULY, 1994.

Beverly D. Hollis
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-17-94

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	059-11-0-276.00 13DA68775