RETURN TO:
This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203
Map/Parcel 75-12-A-24

New Owner - Send Tax Bills:
Secretary of Housing & Urban Development
251 Cumberland Bend Drive, Ste. 200
Nashville, TN 37228-1803

Box 22

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 22nd day of July, 1994, between Donald R. Martin and wife, Sharon G. Martin, 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 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:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 24, ON THE REVISED PLAN OF CEDAR CREEK, PHASE ONE, OF RECORD IN PLAT BOOK 6900, PAGE 848, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DONALD R. MARTIN, JR. AND WIFE, SHARON G. MARTIN BY DEED FROM LARRY POWELL AND WIFE, CAROL POWELL OF RECORD IN BOOK 8088, PAGE 91, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the said 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 April 12, 1990, executed by Donald R. Martin, Jr. and wife, Sharon G. Martin, and recorded in Book 8088, Page 94, 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 insured by the Secretary of Housing and Urban Development 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.

Donald R. Martin, Jr.

Sharon G. Martin

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Martin, Jr. and wife, Sharon G. Martin, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed

94 AUG 22 AM 8:01
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
83045

the within instrument for the purposes therein contained.

Witness my hand and official seal at San Antonio, TX this 22nd day of July, 1994.

Catherine E. Becker
Notary Public

My Commission Expires: 3/30/96

CATHERINE F. BECKER
Notary Public State of Texas
My Commission Expires 03/30/96

STATE OF Texas

COUNTY OF Bexar

The actual value or consideration, whichever is greater for this transfer is $69,829.33.

Affiant

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

Catherine E. Becker
Notary Public

My Commission Expires: 3/30/96

CATHERINE F. BECKER
Notary Public State of Texas
My Commission Expires 03/30/96

7949 08/22 0101 03CHECK 8.00

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Nashville, TN 37203