05911

IDENTIF. # REFERENCE

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

94 NOV -3 PM 2:05

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9511 PG 466

DEED IN LIEU OF FORECLOSURE

This instrument made this the 22nd day of September, 1994 by and between William Christian Irwin and wife Phyllis B. Irwin 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows:
Unit No. 4, Building No. 2, in the Raintree Village, created under Chapter 27, Title 64, of the Tennessee Code Annotated, as established by a Master Deed of record in Book 4753, page 140, Register's Office, Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, page 378, said Register's Office, as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, pages 62 through 64, in said Register's Office to which reference is hereby made, Garage number 2-4-G is a limited common element for the exclusive use of the occupant of said unit.
Being the same property conveyed to William C. Irwin and wife, Phyllis B. Irwin by deed from Eugene Mangum and wife, Mary Jo Elam Mangum and Theodore S. MacDonald and wife, Deborah B. MacDonald of record in Book 7457, page 762, said Register's Office. William C. Irwin and wife, Phyllis B. Irwin having since divorced and by decree in the Fourth Circuit Court for Davidson County Docket #90D1755 and as of record in Book 8221, page 634, said Register's Office.

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 January 27, 1988, executed by William C. Irwin & Phyllis Irwin and recorded in Book 7457, page 765 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 William Christian Irwin

Grantor ~~Phyllis B. Gregg~~ Phyllis I Rwin Gregg

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 William C. Irwin and Phyllis I Irwin GREGG, 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 Brentwood, Tennessee, this the 22 day of September 1994.

Notary Public

My Commission Expires: 5-28-95

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 September, 1994.

Notary Public

My Commission Expires: 10-17-94

SEND TAX BILL TO:

ADDRESS OF NEW OWNER
Secretary of Housing and
Urban Development
Suite 200
251 Cumberland Bend Drive
Nashville, TN 37228-1803

MORTGAGEE IS

NONE

MAP-PARCEL NUMBER

04D89014 086-11-0-A-059.00C0

4555 11/03 0101 03CHECK 8.00