Book 2

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

New Owner - Send Tax Bills:
Veterans Administration
110 9th Avenue, South
Nashville, TN 37203

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 28TH day of OCTOBER, 1994, between David R. Baltimore and wife, Mary Jo Baltimore hereinafter called GRANTORS, and the Veteran's Administration 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 IN HERMITAGE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 484, TULIP GROVE, SECTION EIGHT OF RECORD IN BOOK 4660, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID R. BALTIMORE AND WIFE, MARY JO BALTIMORE BY DEED FROM DANNY B. WOOD, UNMARRIED OF RECORD IN BOOK 7513, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY FURTHER CONVEYED TO DAVID R. BALTIMORE BY QUITCLAIM DEED FROM MARY JO BALTIMORE OF RECORD IN BOOK 9015, PAGE 375, SAID REGISTER'S OFFICE.

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 7, 1988, executed by David R. Baltimore and wife, Mary Jo Baltimore and recorded in Book 7513, Page 110, and rerecorded in Book 7515, Page 735, 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 Veteran's Administration or held by the Veterans's Administration; and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

David R. Baltimore

Mary Jo Baltimore

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 David R. Baltimore and wife Mary Jo Baltimore, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed

the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 28 day of October, 1994.

Notary Public

My Commission Expires: 2-3-96

STATE OF Tennessee

COUNTY OF Wilson

The actual value or consideration, whichever is greater for this transfer is $67,646.58.

Affiant Mary Jo Baltimore

Subscribed and sworn to before me, this the 28 day of October, 1994.

Notary Public

My Commission Expires: 2-3-96

3613 01/20 0101 03CHECK 8.00

26702

IDENTIFICATION REFERENCE

95 JAN 20 AM 8:01

REGISTER'S OFFICE
WILSON COUNTY, TN.