Davidson County DEEDWARR
Recvd: 06/24/03 09:10 2pgs
Fees:12.00 Taxes:0.00
20030624-0086560

WTC #308138.000439
Loan 0002001550

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that David Dickens and Teresa Jones, Both unmarried, the Grantor, for and in consideration of One Dollar ($1.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and in consideration of the full cancellation and satisfaction for the mortgage indebtedness in favor of the Tennessee Housing Development Agency., does give, grant, sell and convey to Tennessee Housing Development Agency, its successors and assigns, all the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 82 on the plan of section one, revised Shelby Heights, as shown on plat of record in Book 2330, Page 171, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David Dickens and Teresa Jones, both unmarried, as tenants in common, by Warranty Deed of record under Instrument No. 200116-0113719 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs, executors and assigns, that at the signing of these presents, they are well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same clear from all encumbrances whatsoever, and that their heirs, executors and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEE, its successors and assigns, against all lawful claims and demands whatsoever.

WITNESS the hand and seal of the Grantors on this 21ST day of APRIL, 2003.

David Dickens

David Dickens

Teresa Jones

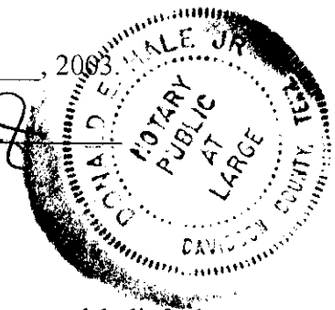
Teresa Jones

State of Tennessee
County of Davidson

Before me, a Notary Public and in and for said State and County, duly commissioned and qualified, personally appeared David Dickens and Teresa Jones, both unmarried, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and Notarial Seal at office this 21ST day of APRIL, 2003.

Donald E. Yale Jr.
Notary Public



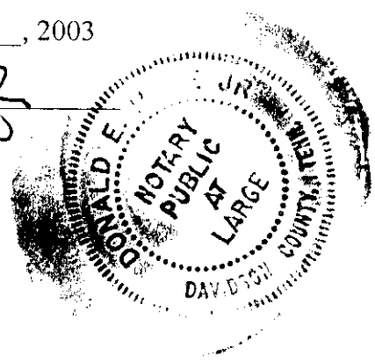
My Commission Expires: My Commission Expires MAY 30, 2004

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donald E. Yale Jr.
Affiant

Subscribed and sworn to before me this 21ST day of APRIL, 2003

Donald E. Yale Jr.
Notary Public



My Commission Expires: My Commission Expires MAY 30, 2004

Property Owner and Agency Responsible for payment of taxes:

Tennessee Housing Development Agency

Property Address: 6925 Short Tail Springs Road,
Harrison, TN 37341

Prepared by Wyatt, Tarrant and Combs, LLP
1975 Aaron Brenner, Suite 800
Memphis, TN 38120-4367

Tax Parcel: 103P-B-006