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This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203
Map/Parcel 60-16 128
2824 Jones Avenue
Nashville, TN 37207

New Owner - Send Tax Bills:
Secretary of Housing & Urban Development
% GOLDEN FEATHER REALTY
2500 MICHELSON, STE. 100
IRVINE, CA 92612

Davidson County DEEDWARR
Recvd: 04/01/04 12:11 2pgs
Fees:12.00 Taxes:0.00
20040401-0036758

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 15th day of January, 2004, between Melinda F. Boyd and husband, Martin Boyd 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 has 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20D, ON THE PLAN OF JOYWOOD HEIGHTS, SECTION 3, NOT OF RECORD.

SAID LOT NO. 20D FRONTS ON THE WEST MARGIN OF JONES AVENUE AND RUNS BACK 275 FEET ON THE NORTH LINE AND 275 FEET ON THE SOUTH LINE TO FORM A TRIANGLE.

BEING THE SAME PROPERTY CONVEYED TO MELINDA F. BOYD BY DEED FROM SHARON D. WILSON, UNMARRIED, OF RECORD IN BOOK 11547, PAGE 420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 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 June 25, 1999, executed by Melinda F. Boyd and husband, Martin Boyd, and recorded in Book 11547, Page 423, 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 GRANTOR further warrants that, as of the date of execution of this instrument, they do not own any other property subject to a mortgage insured by the U.S. Department 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.

MELINDA F. BOYD

MARTIN BOYD

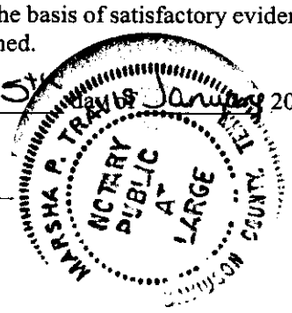
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melinda F. Boyd and Martin Boyd , 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 Nashville, TN this 15th day of January 2004.

Marsha P. Travis
Notary Public



My Commission Expires: November 26, 2005

STATE OF Tennessee

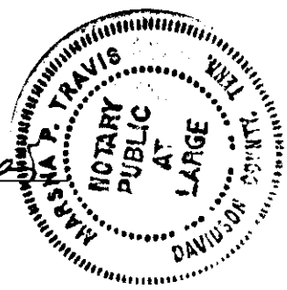
COUNTY OF Davidson

The actual value or consideration, whichever is greater for this transfer is $54,366.73

Affiant

Subscribed and sworn to before me, this the 15th day of January 2004.

Marsha P. Travis
Notary Public



My Commission Expires: November 26, 2005