(Coleman, Phyllis R.)
This instrument prepared by:
J. Phillip Jones, Attorney
TATUM & JONES, PLLC
Suite C-205, Nashville House
One Vantage Way
Nashville, Tennessee 37228

New Owner - Send Tax Bills:
SECRETARY OF VETERANS AFFAIRS
P.O. BOX 100023
DECATUR, GA 30031-7023

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 16th day of August, 2005, between PHYLLIS R. COLEMAN, hereinafter called GRANTOR, and SECRETARY OF VETERANS AFFAIRS, their 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 GRANTOR has bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING Lot No. 267, on the plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Phyllis R. Coleman by deed recorded July 6, 2000, from Robert Lewis Graves, a widower, of record in Instrument No. 200007060066766, Register's 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, their 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 herein above 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 30, 2000, executed by PHYLLIS R. COLEMAN, UNMARRIED, recorded in INSTRUMENT NO. 200007060066767 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.

Davidson County DEEDWARR
Recvd: 08/19/05 09:52 2 pgs
Fees:12.00 Taxes:0.00
20050819-0098924

THE GRANTOR further warrants that, as of the date of execution of this instrument, she does not own any other property subject to a mortgage insured by SECRETARY OF VETERAN'S AFFAIRS or held by NEW SOUTH FEDERAL SAVINGS BANK OR TENNESSEE HOUSING DEVELOPMENT AGENCY and further that she has not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

PHYLLIS R. COLEMAN

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 PHYLLIS R. COLEMAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2005.

PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires Sept. 22, 2007

Notary Public

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $ 57,977.86

Dept of VA is tax exempt

Affiant

Subscribed and sworn to before me, this the 16 day of August, 2005.

PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires Sept. 22, 2007

My Commission Expires: 9-22-07

Notary Public:

THIS IS IMPROVED PROPERTY LOCATED AT 1617 EASTSIDE AVENUE, NASHVILLE, TN 37206.

Map 94-27, Parcel 21