Davidson County DEEDWARR
Recvd: 03/04/08 15:37 2 pgs
Fees:13.00 Taxes:439.33

20080304-0021809

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Tommy Edmondson<br>Attorney-at-Law<br>800 Broadway 3rd floor<br>Nashville, TN 37203 | The actual value or consideration, whichever is greater for this transfer is $ 118,738.55<br>Affiant<br>Subscribed and sworn to before me, this the 4 day of February, 2008<br>Notary Public<br>My Commission Expires: 3/6/10 |

| NEW OWNER: | SEND TAX BILLS TO: | MAP-PAR. NO. |
|---|---|---|
| Vanderbilt Mortgage and Finance, Inc.<br>510 Alcoa Trail<br>Maryville, TN 37804 | SAME | 086-16-0-080.00 |

## DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 4th day of February, 2008 between Gutberto R. Ramirez and Jaqueline M. Cortes, hereinafter called GRANTORS, and Vanderbilt Mortgage and Finance, Inc., its successors and assigns, hereinafter called GRANTEE.

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, and in further consideration of the satisfaction of Grantors' liability under that certain Promissory Note (herein "Note") dated April 20, 2007, in the original principal amount of One Hundred Fourteen Thousand Nine Hundred Twelve and 00/100ths Dollars ($114,912.00), executed and delivered by Grantors and payable to the order of Grantee, the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, its 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 all of Lot No. 69, Subdivision Plat, Section I, Phase I, South Shore, a Planned Unit Development, of record in Instrument No. 20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gutberto R. Ramirez and Jacqueline M. Cortes, both unmarried, as joint tenants with full rights of survivorship, by deed from CMH Parks, Inc. of record in Instrument No. 20070503-0052904, Register's Office for Davidson County, Tennessee.

MANUFACTURED HOME DESCRIPTION: Make: Clayton, SERIAL #CLR024605TN-AB, Model #25CMB28563EH07, HUD:TEN697591, TEN687592, Length: 56, Width 32, which has become and is intended to affix such that the manufactured housing unit being

mortgaged with the property is an improvement to and made part of the real property and will not be removed therefrom.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20051103-0133346, Register's Office for said County and to any and all existing restrictions and easements of record.

This is improved property known as: 228 Oceanfront Circle South, Antioch, TN 37013.

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 favor. We covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it, and that the same is unencumbered except as otherwise herein set out.

We further covenant and bind ourselves, our heirs and representatives to warrants and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

THIS DEED is an absolute conveyance of title to 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 April 20, 2007, executed by Gutberto R. Ramirez and Jaqueline M. Cortes, both unmarried, as joint tenants with full rights of survivorship, recorded in Instrument No. 20070503-0052905 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 held by Vanderbilt Mortgage and Finance, Inc.

IN WITNESS WHEREOF, Grantors have executed this instrument to be effective as of the date first above written.

GUTBERTO R. RAMIREZ

JAQUELINE M. CORTES

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 Gutberto R. Ramirez and Jaqueline M. Cortez, 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 Antioch, TN this 4th day of February, 2008.

NOTARY PUBLIC
My Commission Expires: 3/6/10

GAIL HOLLY NOTARY PUBLIC AT LARGE DAVIDSON CO. TN