BILL GARRETT, Davidson County
Trans:T20110024462 DEEDWARR
Recvd: 04/26/11 14:07 2 pgs
Fees:12.00 Taxes:0.00
20110426-0031942

PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP, Attorney
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690
S&K# 10-010979

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Deborah L. Graves , the Grantor(s), 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 Deborah L. Graves, do give, grant, sell and convey to Federal National Mortgage Association, its successors and assigns all the following described real property located in Davidson County, Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 75 on the Plan of Gibson Heights as of record in Plat Book 1835, Page 133 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

"This legal description is identical with that Deed recorded in Instrument No. 20071031-0128513, in said Register's Office."

Being the same property conveyed unto the grantor, by Warranty Deed of record at Instrument No. 20071031-0128512, recorded Davidson County Tennessee, in said Register's Office.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns forever. The said GRANTOR does covenant for his/herself, him/her heirs, executors and assigns, that at the signing of these presents, he/she is 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 he/she and his/her heirs, executors and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEE, his/her successors and assigns, against all lawful claims and demands whatsoever.

WITNESS the HAND and SEAL of the GRANTOR on this 11th day of April, 2011.

Deborah L. Graves
Deborah L. Graves

STATE OF TN
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Deborah L. Graves, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

Witness my hand and Notarial Seal at office this 11 day of April, 2011.

Peter G. Kruger
Notary Public

PETER G. KRUGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

My Commission Expires: September 9, 2014

I, or we 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 **$150,121.68** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Cardeston McCoy
Affiant

Subscribed and sworn to before me this 14th day of April, 2011.

Joyce A. Hunt
Notary Public

My Commission Expires: February 23, 2014

JOYCE A. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires February 23, 2014

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Federal National Mortgage Association c/o Regions Mortgage Bank dba Regions Mortgage, 7130 Goodlett Farms Parkway, A4W, Cordova, TN 38016

Property Address:
2412 Cooper Lane
Nashville, TN 37216
Map Parcel I.D. #07309007000