PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP, Attorney
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BILL GARRETT, Davidson County
Trans:T20110025337 DEEDWARR
Recvd: 04/29/11 11:55 4 pgs
Fees:22.00 Taxes:0.00
20110429-0032896

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that James E. Miller and Sharon A. Miller, 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 James E. Miller and Sharon A. Miller do give, grant, sell and convey to Secretary of Housing and Urban Development, its successors and assigns all the following described real property located in Davidson County, Tennessee, to wit:

> Lot Number 421, Section Six, Edge-O-Lake Estates of record in Book 3700, Pages 15 & 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

"This legal description is identical with that Deed recorded in Instrument No. 20090113-0003216, in said Register's Office."

Being the same property conveyed unto grantor by Warranty Deed at Instrument Number 20071113-0132870, recorded in 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.

Sharon A. Miller

Sharon A. Miller

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sharon A. Miller 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 29th day of March, 2011.

Notary Public

My Commission Expires: 3/14/2013

DEBRA NOEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exp 3/14/2013

James E. Miller

James E. Miller

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and Notarial Seal at office this 26 day of March 2011.

Notary Public

My Commission Expires: September 9, 2014

MARCUS HALEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 **$138,097.67** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of February, 2011.

Notary Public

My Commission Expires: 6-22-2013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Secretary of Housing and Urban Development c/o Citimortgage Inc., 1000 Technology Drive, O'Fallon, MO 63368.

Property Address:
2441 Broadview Drive
Nashville, TN 37217
Map Parcel I.D. #14903000700

COLLEEN G HACKER
Notary Public-Notary Seal
State of Missouri, St Charles County
Commission # 09388689
My Commission Expires Jun 22, 2013