Davidson County DEEDWARR
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Fees:28.00 Taxes:290.12
20120607-0049933

After Recording Mail To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,410.65.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 5 DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES: 05-12-2015

Prepared By:
RUTH RUHL, P.C.
2801 Woodside Street
Dallas, Texas 75204

THOMAS EARL BROWN JR.
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
05-12-2015
AFFIX SEAL

[Space Above This Line For Recording Data]

Loan No.:0596530274
Investor No.: 1702164400

DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Federal National Mortgage Association	Nationstar Mortgage LLC
(NAME)	(NAME)
3900 Wisconsin Avenue, NW	350 Highland Drive
(ADDRESS)	(ADDRESS)
Washington, DC 20016-2892	Lewisville, Texas, 75067
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)

WHEREAS, Federal National Mortgage Association (the "Grantee"), is the owner and holder of a certain promissory note dated September 6th, 2006, from Keisha Johnson, a single person sole ownership (the "Grantor"), to the Grantee, in the original principal amount of eighty thousand and 00/100 Dollars ($ 80,000.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No.: 20060911-0111924, in the Register's Office for Davidson County, Tennessee; and

Loan No.: 0596530274
Investor No.: 1702164400

THIS DEED is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the Deed of Trust executed by Keisha Johnson, a single person sole ownership ,

Grantor, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Churchill Mortgage Corporation , Grantee, recorded on September 11th, 2006 in Book N/A , Page N/A , Instrument No. 20060911-0111924 , and assigned by Assignment to Nationstar Mortgage LLC recorded simultaneously herewith in the Official Records of Davidson County, Tennessee. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed by this deed. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed.

NOW, THEREFORE, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Keisha Johnson, a single person sole ownership , the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Federal National Mortgage Association , the Grantee, its successors and assigns, a certain tract of parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is unimproved / improved property, known as 739 Holder Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its heirs and assigns forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand(s) this 31 day of January, 2012.

GRANTOR

Keisha Johnson

Loan No.: 0596530274
Investor No.: 1702164400

GRANTOR ACKNOWLEDGMENT

State of Tennessee §
Wilson §
County of ~~Davidson~~ §

On this 31 day of January, 2012 before me personally appeared Keisha Johnson

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal)



ABM Notary Public
Title of Officer

Commission Expires: 07/13/2014

Escrow File No.: 2306
All Real Estate Solutions, LLC
781 Beta Drive
Suite I
Mayfield Village, OH 44143

LEGAL DESCRIPTION - EXHIBIT "A"

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 63B, Zone Lot Division of Lots 63 thru 66 on the Plan of Harborgate, Section One, of record in Plat Book 5200, page 712 and as amended in Plat Book 6200, page 274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Title acquired by Warranty Deed from Stephanie Christian, to Keisha Johnson, dated September 6, 2006, filed for record September 11, 2006 in Instrument 20060911-0111923, County of Davidson Records.

Permanent Parcel Number: 15002037400

True Copy Certification

I, Joseph J. Hughes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Joseph J. Hughes

State of Ohio

County of Cuyahoga

Personally appeared before me, Nathan Fijal, a notary public for this county and state, Joseph J. Hughes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

NATHAN FIJAL, Notary Public
In and for the State of Ohio

My Commission Expires: 02-21-2016

Notary' Seal (if on paper)