BILL GARRETT, Davidson County
Trans:T20120049088 DEEDWARR
Recvd: 07/03/12 12:59 4 pgs
Fees:23.00 Taxes:664.27
20120703-0058521

After Recording Mail To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204
Bridge Trust Title Group
4430 Harding Road, Ste 300
Nashville, TN 37205

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,531.21.

Marely A Torres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELL WOODEN
NOTARY PUBLIC
TENNESSEE
COUNTY OF RUTHERFORD

[Space Above This Line For Recording Data]

Loan No.:0596462405
Investor No.: 1704049840

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 May 31st, 2007, from Marely A. Torres and Jose Santos Torres, wife and husband (the "Grantor"), to the Grantee, in the original principal amount of one hundred seventy five thousand two hundred and 00/100 Dollars ($ 175,200.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No.: 20070607-0068193, in the Register's Office for Davidson County, Tennessee; and

Loan No.: 0596462405
Investor No.: 1704049840

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 Marely A. Torres, married, and Jose Santos Torres, unmarried
Grantor, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for GMAC Mortgage, LLC f/k/a GMAC Mortgage Corporation , Grantee, recorded on June 7th, 2007 in Book N/A , Page N/A , Instrument No. 20070607-0068193 , and assigned by Assignment to Nationstar Mortgage LLC recorded in Book N/A, Page N/A, Instrument No. 20120309-0020581 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, Marely A. Torres and Jose Santos Torres, wife and husband , 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 improved / unimproved property, known as 660 Coneflower Trail, Antioch, Tennessee 37013
(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 20 day of April, 2012.

GRANTOR

Marely A Torres
Marely A. Torres

Jose Torres 4-20-12
Jose Santos Torres

Loan No.: 0596462405
Investor No.: 1704049840

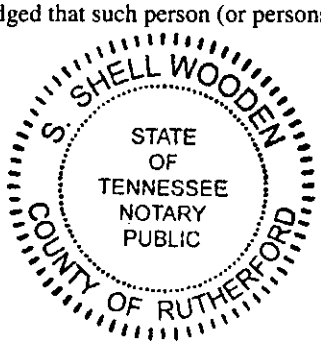
GRANTOR ACKNOWLEDGMENT

State of Tennessee §
Rutherford §
County of ~~Davidson~~ §

On this 20 day of April, 2012 before me personally appeared Marely A. Torres and Jose Santos Torres

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)



Shell Wooden

Notary Public
Title of Officer

EXHIBIT "A"

Property Address: 660 Coneflower Trail, Antioch, TN 37013
Tax ID:

Land in Davidson County, Tennessee, being Lot(s) 48, as shown on the map entitled Final Plat Edison Park (formerly Painter), "Cluster Lot Subdivision", of record as Instrument No. 20060726-0090090, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARELY A. TORRES, married and JOSE SANTOS TORRES, unmarried, by deed from HARVEST HOMES, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20070607-0068191, dated May 31, 2007, said Register's Office.