BILL GARRETT, Davidson County
Trans:T20120060307 DEEDWARR
Recvd: 08/14/12 09:50 4 pgs
Fees:22.00 Taxes:0.00
20120814-0072493

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 $116,218.47.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 05-12-2015

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

(AFFIX SEAL)

THOMAS EARL BROWN JR
NOTARY PUBLIC, State of Texas
My Commission Expires
May 12, 2015

[Space Above This Line For Recording Data]

Loan No.:0596936455
Investor No.: 1702398060

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 October 16th, 2006, from Jorge Paredes and wife, Gladys Paredes (the "Grantor"), to the Grantee, in the original principal amount of one hundred twenty three thousand five hundred and 00/100 Dollars ($ 123,500.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No.: 20061019-0129934, in the Register's Office for Davidson County, Tennessee; and

Loan No.: 0596936455
Investor No.: 1702398060

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 Jorge Paredes and wife Gladys Paredes ,

Grantor, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans , Grantee, recorded on October 19th, 2006 in Book N/A , Page N/A , Instrument No. 20061019-0129934 , 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, Jorge Paredes and wife, Gladys Paredes , 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 1018 Jasperson Drive, Madison, Tennessee 37115
(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 26 day of April 2012

GRANTOR

Jorge Paredes

Gladys Paredes

Loan No.: 0596936455
Investor No.: 1702398060

GRANTOR ACKNOWLEDGMENT

State of ~~Tennessee~~ IL §
§
County of ~~Davidson~~ Cook §

On this 26 day of April 2012 before me personally appeared Jorge Paredes and Gladys Paredes

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)~~
OFFICIAL SEAL
MARGARET LAS
Notary Public - State of Illinois
My Commission Expires Dec 10, 2013

Notary Public
Title of Officer

Loan No.: 0596936455
Investor No.: 1702398060

EXHIBIT "A"

SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 73, ON THE PLAN OF MADISON HEIGHTS SUBDIVISION, SECTION II, PART IV, OF RECORD IN PLAT BOOK 2133, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JORGE PAREDES AND WIFE, GLADYS PAREDES, BY WARRANTY DEED FROM ANTHONY DALE DOUGLAS AND WIFE, DONNA ELAINE SOUTHERLAND DOUGLAS, DATED OCTOBER 16, 2006 AND RECORDED OCTOBER 19, 2006, IN INSTRUMENT NO. 20061019-0129933, SAID REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

TAX ID: 052070007500