

When Recorded Return to:

RE: _____ (ADDRESS)

TPID: _____

STATE OF GEORGIA

COUNTY OF _____

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this _____ day of _____, 20____, between _____, as party or parties of the first part, hereinafter called **GRANTOR**, and

_____, as party or parties of the second part, hereinafter called **GRANTEE** (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns, where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these present, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

ALL that tract or parcel of land described on Exhibit "A" attached hereto and made a part hereof.

THIS DEED is an absolute conveyance, the Grantor having sold said land to the Grantee for a fair and adequate consideration, such consideration, being full satisfaction of all obligations secured by the Deed to Secure Debt and Security Agreement executed by _____, as Borrower, to _____, as Lender, recorded in Deed Book ____, Page ____, _____ County Records, and the Note secured thereby. 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 said land. The conveyance of the above-described property is subject to those items set forth on Exhibit "B" attached hereto and made a part hereof.

SIGNATURES ON FOLLOWING PAGE

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in
the presence of:

Unofficial Witness

_____(Seal)
Notary Public

Commission Expiration Date:

[Notarial Seal]

Exhibit A

Legal Description

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown by the public record.
2. Easements or claims of easements, not shown by the public record.
3. Encroachments, overlaps, boundary line disputes, or other matters which a correct survey would disclose.
4. All taxes for the year _____ and subsequent years not yet due and payable, and any additional taxes, interest, and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.
- 5.