THIS INSTRUMENT WAS PREPARED BY:
WILKINS, [illegible]
[illegible]
NASHVILLE, [illegible]

BOOK 5254 PAGE 25

New Owner - Send Tax Bills:

Winifred L. McAfee
324 East Marthona Road
Madison, Tennessee 37115

Improved Property being conveyed:

4121 Saunders Avenue
Nashville, Tennessee

12DZ 12040
Map 61-6
Par 123

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 13th day of February, 1978, between BARBARA K. McAFEE McBRIDE and husband, J. B. McBRIDE, hereinafter called GRANTORS, and WINIFRED L. McAFEE, her heirs and assigns, hereinafter called GRANTEE.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

SAID Lot fronts 100 feet, more or less, on the westerly side of Saunders Avenue, and runs back between parallel lines 300 feet, more or less, to a dead line.

BEING the same property conveyed to Barbara K. McAfee (McBride) by deed from G. H. Henderson and wife, Grova B. Henderson, of record in Book 4539, page 987, Register's Office for Davidson County, Tennessee.

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, her heirs and assigns forever. We covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as otherwise herein set out.

WE further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore in addition to that hereinabove set forth is the full release of all debts, obligations, and charges heretofore existing on account of and by the terms of two certain Deeds of Trust on the property herein conveyed. The first Deed of Trust is dated June 24, 1969, executed by G. H. Henderson and wife, Grova B. Henderson and recorded in Book 4344, page 964, Register's Office for Davidson County, Tennessee, and the other is dated September 23, 1971, executed by Barbara K. McAfee (McBride) and husband, J. B. McBride, and recorded in Book 4539, page 989, Register's Office for Davidson County, Tennessee. GRANTEE herein is the owner and holder of said notes, and this conveyance to GRANTEE is for the purpose of completely satisfying said obligations and terminating said Deeds of Trust and notes secured thereby, and any effect thereof in all respects.

E 5 1 0 4 3

IDENTIF. REFERENCE

FEB 17 8 49 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

THE GRANTORS further warrant that, as of the date of execution of this instrument, they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Barbara K. McAfee McBride

Barbara K. McAfee McBride

James B. McBride

J. B. McBride

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara K. McAfee McBride and husband, J. B. McBride, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 1978.

Archie H. Adams

Notary Public

My Commission Expires: My Commission Expires April 28, 1981

FEB 17 78 STATE TAX B* 65.00
FEB 17 78 PR FEE B* .50
STATE OF TENNESSEE FEB 17 78 W DEED B* 4.00 * 69.50

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 25,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of February, 1978.

Archie H. Adams

Notary Public

My Commission Expires: My Commission Expires April 28, 1981

ARCHIE H. ADAMS ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.