THIS INSTRUMENT PREPARED BY:
J. C. DALE, JR., ATTORNEY
14th Floor
Nashville City Bank Building
Nashville, Tennessee 37201

MAP-PARCEL 83-5
317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 3,000.00 .

Martha J. Garey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF May, 1978.

Judith M. Butler
Notary Public
My Comm. Expires: 04/29/81

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS: BOOK 5290 PAGE 566

THAT WHEREAS, on May 2, 1974, Thomas C. Hewitt and wife, Kathleen Hewitt, herein called "Grantors", did execute their Deed of Trust Note in the principal sum of $12,000.00 payable to the order of S. D. Organ and wife, Margaret P. Organ, in monthly installments of $156.93, including principal and interest, the first of said installments being due and payable on the 1st day of May, 1974, and a like installment being due and payable each succeeding month thereafter until said Note is paid in full; and

WHEREAS, the said Grantors did execute a Deed of Trust of even date with said Note conveying to James R. Everett, Jr., Trustee certain real property to secure the payment of said Note according to its terms, said real property being described as follows:

> Land in Davidson County, Tennessee, being Lot No. 44 on the Map of F. O. Beasley's Subdivision of Block "C" in Douglas Place, East Nashville, as of record in Book 2, Page 66, of the Chancery Court at Nashville, Tennessee.
>
> Said Lot No. 44 fronts 50 feet on the south side of Calvin Avenue and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Thomas C. Hewitt and wife, Kathleen Hewitt, by deed from S. D. Organ and wife, Margaret P. Organ, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

WHEREAS, S. D. Organ has died intestate leaving his wife, Margaret P. Organ, herein called "Grantee", surviving him as the owner of the above-described Note; and

WHEREAS, the Grantors have paid the installments payable on said Note through April, 1978, but they now desire to surrender and re-convey the described property to Grantee in full satisfaction of said Note on the following terms, to-wit:

In consideration of the payment to Grantors of the value of their equity in the described property herein fixed at $1,000.00, receipt of which is hereby acknowledged, and the satisfaction in full of the aforesaid Deed of Trust Note and release of said Deed of Trust, and the surrender of another Note executed by Grantors to S. D. Organ and wife, Pauline, on October 13, 1977 in the amount of $71.00 representing insurance premium paid, Grantors do hereby agree that said Deed of Trust shall be treated as foreclosed on the described property and they hereby waive the advertisement and sale of said described property under said Deed of Trust; and do in lieu of such foreclosure proceeding hereby bargain, sell and convey all of their right, title and interest in and to the above-described property to the said Margaret P. Organ, her heirs and assigns.

The described property is improved and known as 1208 Calvin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said described real estate with the appurtenances, estate, title and interest thereto belonging to the said Margaret P. Organ, Grantee, and to her heirs and assigns forever.

Buyer + Sad Bills
Margaret P Organ
1111 Edwin C Hill Dr

The said Grantors do hereby covenant that they are lawfully seized and possessed of said described real estate in fee simple, have a good right to convey the same and that it is unencumbered except by the aforesaid Deed of Trust and by 1977 and 1978 Metropolitan Nashville and Davidson County, Tennessee Property Taxes. The Grantors will pay the 1977 taxes.

Said Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee and to her heirs and assigns against the lawful claims of all persons whomsoever.

AND WHEREAS, the said James R. Everett, Jr., Trustee having signified his inability to act, and the said Grantee, Margaret P. Organ having appointed Martha J. Carey as Successor Trustee as authorized in said Deed of Trust, and as shown by appointment duly recorded, said Successor or Substitute Trustee does hereby join in this Deed to convey any and all interests of the Trustee in said property to the Grantee, Margaret P. Organ.

IN WITNESS WHEREOF, the aforesaid Grantors and the Successor Trustee have hereunto set their hands at Nashville, Tennessee this 26th day of May, 1978.

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IDENTIF. REFERENCE T

MAY 26 11 53 AM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Thomas C. Hewitt

THOMAS C. HEWITT,

Kathleen Hewitt

KATHLEEN HEWITT,

"GRANTORS"

Martha J. Carey

MARTHA J. CAREY,

"SUCCESSOR TRUSTEE"

MAY26 00 CONV *3,000.00
MAY26 00 S'TAX B* 7.80
MAY26 00 PR'FEE B* .50
RECORDED B* 4.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Thomas C. Hewitt and wife, Kathleen Hewitt, the within named 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 26th day of May, 1978.

My Commission Expires:
4/24/81

Judy M. Butler
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State, Martha J. Carey, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 26th day of May, 1978.

My Commission Expires:
4/24/81

Judy M. Butler
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.