This instrument prepared by: Wilkins, Adams & Spicer, Attorneys
515 Two Mile Parkway
Goodlettsville, TN. 37072

82-8
par. 318

New Owner: Send Tax Bills To:

Mercantile Mortgage Company
P.O. Box 14569
St. Louis, MO. 63178

Improved Property Being Conveyed:

943 Eastland Avenue
Nashville, TN. 37206

DEED IN LIEU OF FORECLOSURE BOOK 5553 PAGE 623

THIS INDENTURE, made this 13th day of December, 1979, between JACQUELYN F. GRIMES hereinafter called GRANTOR, and MERCANTILE MORTGAGE COMPANY, its successors 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 good and valuable consideration, the GRANTOR has bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, its successors 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. 13, Block "D" on the Plan of East Wood Addition, as of record in Book 332, page 63, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lot No. 13 fronts 50 feet on the northerly margin of Eastland Avenue and extends back between parallel lines, 150 feet to a 12 foot alley.

BEING the same property conveyed to Jacqueline F. Grimes by deed from B & J Investments of record in Book 5369, page 569, Register's Office for Davidson County, Tennessee.

THE said Jacqueline F. Grimes and Jacquelyn F. Grimes are one and the same person.

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 successors and assigns forever. I covenant with the said GRANTEE that I am 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.

I further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 that certain Deed of Trust on property herein conveyed. Said Deed of Trust is dated November 21, 1978, executed by Jacquelyn F. Grimes and recorded in Book 5369, page 571, Register's Office for Davidson County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deed of Trust and notes secured thereby, and any effect thereof in all respects.

THE GRANTOR, further warrants that, as of the date of execution of this instrument, she does not own any other property subject to a mortgage insured by the Federal Housing Administration or held by the Secretary of Housing and Urban Development; and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Jacquelyn F. Grimes
Jacquelyn F. Grimes

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 Jacquelyn F. Grimes, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of December, 1979.

Joyce M Jones
NOTARY PUBLIC

My Commission Expires: 11/9/83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 28,985.73.

Affiant

Subscribed and sworn to before me, this the 4th day of January, 1980

Joyce M. Jones
NOTARY PUBLIC

My Commission Expires: 11/9/83

RETURN TO:
Wilkins, Adams & Spicer, Attorneys
515 Two Mile Parkway
Goodlettsville, TN. 37072

RUSH

JAN 10 2 45 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F71645

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5553 PAGE 625

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28985.73- CO 75.40 CO TX .50 PRFEE 6.00 WDEED CHECK 81.90- 6493A01/10/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 71645

IDENTIF. REFERENCE

JAN 10 2 45 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 736037