This Instrument Prepared By:
Michael Franks, Attorney
700 Home Federal Tower
Nashville, Tennessee 37219

DEED IN LIEU OF FORECLOSURE

BOOK 5682 PAGE 278

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel #
J. Michael Franks, Trustee	Same	42-16
(Name)	(Name)	
230 Fourth Avenue, North	Same	Par. 169
(Street Address)	(Street Address)	
Nashville, Tennessee 37219	Same	
(City/State/Zip)	(City/State/Zip)	

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Michael Franks is the holder of a Deed of Trust to the below described property executed by Cecil C. Conley, Jr. and wife, Evelyn M. Conley, on March 19, 1979, to secure payment of a Promissory Note in the amount of Four Hundred Thousand ($400,000) Dollars payable to the order of Continental Casualty Company; and

WHEREAS, the terms of the General Agreement of Indemnity, the Acknowledgement of Default, the aforesaid Promissory Note and Deed of Trust of record in Book 5412, page 63, Register's Office of Davidson County, Tennessee, entitles Michael Franks, Trustee, to foreclose upon and sell the below described real estate; and

WHEREAS, Cecil C. Conley, Jr. and Evelyn M. Conley desire to avoid the costs and expenses including attorney's fees for which they would be liable in the event of a foreclosure;

NOW, THEREFORE, in consideration of the premises and cancellation of the Deed of Trust held by Michael Franks, Trustee, in favor of Continental Casualty Company, Cecil C. Conley, Jr. and Evelyn M. Conley do hereby transfer and convey unto the said Michael Franks, Trustee, his heirs, successors and assigns, all of their title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lots No. 11 and 12 on the Plan of the Douglas-Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 50.45 feet on the northerly side of an unnamed road, and runs back 222.21 feet on the east line and 228.94 feet on the west line to a dead line, showing 50 feet on said dead line; said Lot No. 12 fronts 50.45 feet on the northerly side of an unnamed road, and runs back 228.94 feet on the east line and 235.67 feet on the west line to a dead line, and shows 50 feet on said dead line.

Being the same property conveyed to Cecil C. Conley, Jr., by deed from Warren W. Taylor and Bruce I. Crabtree, Jr., as appears of record in Book 5102, page 629, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Thomas E. Schaeffer, Jr.
AFFIANT

Subscribed and sworn to before me, this the 24th day of November, 1980.

Notary Public

My Commission Expires: 4/19/82
(Seal)

This is improved property known as 106 Madison Street, Madison, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael Franks, his heirs, successors and assigns, forever. We covenant that we lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for a Deed of Trust held by First Franklin Federal Savings & Loan Association of record in Book 4310, page 355, Register's Office for Davidson County, Tennessee.

WITNESS our hands this 19 day of November, 1980.

G 1.8.9 2 6

IDENTIF. REFERENCE

NOV 24 3 39 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Cecil C. Conley, Jr.

Evelyn M. Conley

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil C. Conley, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Chattanooga, Tennessee, this 19 day of November, 1980.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES APRIL 7, 1981

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 Evelyn M. Conley, 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 Nashville, Tennessee, this 24th day of November, 1980.

Notary Public

My Commission Expires: 4/18/82

11/24 227.50- CHECK

6369

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5682 PAGE 280

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
			65000.00- CO	
			221.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 227.50-	
63	9A	11/24/80	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.8.9 2 6

IDENTIF. REFERENCE

Nov 24 3 39 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 793766