Prepared by: BONE & WOODS, P.C.
Tenth Floor
US Bank Building
Nashville, Tennessee 37219

Name of New Owner:	Send Tax Bills To:	Map and Parcel No.:
United Southern Bank of Nashville 200 Fourth Avenue, North Nashville, Tennessee 37219	United Southern Bank of Nashville 200 Fourth Avenue, North Nashville, Tennessee 37219	130-3 10 BM-07935

DEED IN LIEU OF FORECLOSURE

This Deed entered into by and between Thomas A. Fuqua, Jr. and wife, Cathy Ogles Fuqua (hereinafter referred to as "Grantors") and United Southern Bank of Nashville formerly United American Bank of Nashville (hereinafter referred to as "Grantee").

WHEREAS, Thomas A. Fuqua, Jr. and wife, Cathy Ogles Fuqua, by a Deed of Trust dated December 1, 1978 of record in Book 5370, page 106, Register's Office for Davidson County, Tennessee conveyed to Richard Ashworth, Trustee the hereinafter described real property to secure to United American Bank of Nashville now United Southern Bank of Nashville a Promissory Note, etc. as described in said Deed of Trust; and

WHEREAS, Grantors have defaulted under the terms of said Promissory Note secured by said Deed of Trust and the owner and holder of said note has demanded that the real property be advertised and sold in satisfaction of said debt and the cost of foreclosure in accordance with the terms and provisions of said Note and Deed of Trust; and

WHEREAS, foreclosure sale has been set for 12:00 Noon on Thursday, August 5, 1982; and

WHEREAS, Grantors have offered to convey said real property to Grantee in lieu of Grantee holding the foreclosure sale as scheduled on Thursday, August 5, 1982.

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Thomas A. Fuqua, Jr. and wife, Cathy Ogles Fuqua, have this day bargained and sold and by these presents do transfer and convey unto the said United Southern Bank of Nashville formerly United American Bank of Nashville, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the easterly 127 feet of Lot 7 on the Plan of a subdivision of Lots 12 and 13 and re-subdivision of Lots 10 and 11 of Belle Meade Plan II, as of record in Book 421, page 112, Register's Office of said County.

Said part of Lot No. 7 fronts 127 feet on the southerly side of Howell Place and extends back between parallel lines with the westerly margin of Cherokee Circle 200 feet to the center of a private alley.

Being the same property conveyed to Thomas A. Fuqua, Jr. and Catherine O. Fuqua by deed from George C. Payne (Paine), II, Executor, of record in Book 5370, page 104, Register's Office for Davidson County, Tennessee.

Cathy Ogles Fuqua and Catherine O. Fuqua are one and the same person.

This property is known as 4405 Howell Place, Nashville, Tennessee 37205.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantors covenant to the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. Grantors do further covenant and bind themselves,

2032 03/05 334.50 CHECK

their 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.

In further consideration of the Grantors' conveyance herein and the forebearance by Grantee of its right to foreclose under its Deed of Trust of record in Book 5370, page 106, Register's Office for Davidson County, Tennessee and other good and valuable consideration, the parties do specifically and mutually agree and bind themselves as follows:

1. Grantors jointly and severally acknowledge that their conveyance of said real property in lieu of foreclosure does not in any manner, release, waive, defer, or extinguish any rights that Grantee may have now or in the future to collect, demand, sue, or receive payment or to exercise any other remedy available to Grantee under the Promissory Note of Grantors or the laws of the State of Tennessee.

2. Grantors acknowledge that the total balance of principal and interest owing and unpaid to Grantee as of August 4, 1982 is One Hundred Sixty Thousand Seven Hundred Sixty One and 39/100 Dollars ($160,761.39).

3. The parties do mutually agree that the value of said real property conveyed by Grantors to Grantee herein, as of August 4, 1982, is One Hundred Twenty Five Thousand Dollars ($125,000). Grantee agrees to give Grantors credit for the amount of $125,000 as of August 4, 1982 by applying said proceeds first to costs, expenses, attorney's fees, etc. of the foreclosure sale; second, to costs and fees for preparation and recording of this Deed; and, third, to any and all unpaid taxes on said real property with the remainder applied to the total principal and interest balance owing and unpaid as of August 4, 1982.

4. Grantors specifically acknowledge their continuing liability for any balance of principal and interest, fees or expenses owing and unpaid pursuant to the terms of the Promissory Note between Grantors and Grantee and any extensions or renewals thereof. Grantors further acknowledge that this Deed in Lieu of Foreclosure is not a release of nor shall it release or discharge the obligation of Grantors, jointly and severally, under any Promissory Note to Grantee.

WITNESS our hands this the 4th day of August, 1982.

Thomas A. Fuqua Jr.
THOMAS A. FUQUA, JR.

Cathy O. Fuqua
CATHY OGLES FUQUA

UNITED SOUTHERN BANK
OF NASHVILLE formerly
UNITED AMERICAN BANK
OF NASHVILLE

By: Charles E. Hurst

Title: Senior Vice President

RUSH
H02997
T.
IDENTIF. REFERENCE
AUG 6 1 56 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sam J. McAllester, III, a Notary Public in and for said County and State, the within named Thomas A. Fuqua, Jr. and Cathy Ogles Fuqua, 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 4th day of August, 1982.

Sam J. McAllester

Notary Public

My Commission Expires: Oct 17, 1982

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Sam J. McAllester, III, a Notary Public within and for the State and County aforesaid, personally appeared Charles E. Holt, with whom I am personally acquainted and who upon oath acknowledged to be the Assistant Vice President of United Southern Bank of Nashville, the within named bargainor, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of United Southern Bank of Nashville by the said Charles E. Holt as such Assistant Vice President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 4th day of August, 1982.

Sam J. McAllester

Notary Public

My Commission Expires: Octb 17, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property whichever is greater is $125,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 6th day of August, 1982.

Susan S. Wise

Notary Public

My Commission Expires: April 20, 1986

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5921 PAGE 23

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			125000.00- CO	
			325.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	334.50-
		2032A	08/06/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 2 9 9 7

IDENTIF. REFERENCE

AUG 6 1 58 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 895437