This Instrument Was Prepared By:

Robert L. Smith, Attorney at Law
PETWAY & BLACKSHEAR
1000 Parkway Towers
Nashville, TN 37219

DEED IN LIEU OF FORECLOSURE

BOOK S172 PAGE 699

THIS DEED, made this 27th day of October, 1983 by and between Edith E. Otey, party of the first part, and Citizens Savings Bank and Trust Company, party of the second part; both of the County of Davidson and State of Tennessee;

W I T N E S S E T H :

WHEREAS the party of the first part herein, under date of 7 November 1966, executed a note to Citizens Savings Bank and Trust Company, in the principal sum of Eighteen Thousand Eight Hundred Eighty-nine Dollars ($18,889.00), said note secured by Deed of Trust from Edith E. Otey to M. G. Ferguson, trustee, as of record in Book 4075, page 687, and re-recorded in Book 4090, page 211, Register's Office for Davidson County, Tennessee; and

WHEREAS the entire indebtedness having been declared due and payable as provided in said Deed of Trust, and said payment having not been made, and the party of the second part having made demand on the trustee to foreclosure on said property; and

WHEREAS the parties desire to avoid foreclosure and the party of the first part desires to convey the said property to party of the second part in satisfaction of said indebtedness and in lieu of foreclosure, and said party of the second part has agreed that the same may be done;

NOW, THEREFORE, in consideration of the mutual promises and covenants above set out, and in consideration of the sum of Ten Dollars ($10), in hand paid, party of the first part does hereby give, grant and convey unto the said party of the second part, Citizens Savings Bank and Trust Company, its successors, heirs, and assigns and party of the second part agrees to accept in complete accord and satisfaction of the indebtedness of party of the first part to party of the second part as herein described, a certain tract or parcel of land in Davidson County, Tennessee to wit:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Map of subdivision of Lots Nos. 27 to 32 inclusive, 42, 44, 47 and 48 of the Clifton Plan, as of record in Book 161, page 68, Register's Office for said County, described as follows:

Beginning in the center of Centennial Blvd., where it is intersected by the center of 40th Avenue, North, formerly Clifton Avenue running thence also on the center of Centennial Blvd., south 69° west 231.5 feet to where it is intersected by the center of 44th Avenue North formerly Loughlin Street; Thence also on the center of 44th Avenue, North, south 2-1/4° west 81.7 feet to the center of Goodlett, formerly Spring Street, north 84-3/4° east 228 feet; north 57° east 261 feet to the center of 40th Avenue, North; thence along the center of 40th Avenue, North 34-3/4° west 89 feet to the beginning, containing one acre, more or less.

Being part of the real property conveyed to Flem B. Otey and wife, Edity E. Otey by deed from Phil Cohen and wife, of record in book 1349, page 595, said Register's Office, the said Flem B. Otey having since died.

To have and to hold said tract or parcel of land with the apprutenances, estate, title, and interest thereto belonging, to her the said party of the first part and her heirs, successors, and assigns, forever.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set her signature, this the day and date first above written.

EDITH E. OTEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater $18,700.00.

AFFIANT

SARAH D. LLOYD
Assistant Vice-President

Subscribed and sworn to before me this 8th day of November, 1983.

NOTARY PUBLIC
My commission expires: 8/26/1984

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [illegible],
A Notary Public in and for said County and State, the within named EDITH E. OTEY, the 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 the 27th day of October, 1983.

Alpha Z. A. Hall
NOTARY PUBLIC

ALPHA Z. A. HALL ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

My Commission Expires: April 22, 1984

SEND TAX BILLS TO NEW OWNER:

Citizens Savings Bank & Trust Company
330 Charlotte Avenue
Nashville, Tennessee 37219

MAP 91-00-0

PARCEL 024

FIELD BOOK 08DA 10145

H 2 5 3 3 3

IDENTIF. REFERENCE

Nov 8 1 48 PM 1983

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			18700.00- CAMT.	
			48.62 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	58.12-
1318A	11/08/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R0533333

IDENTIF. REFERENCE

NOV 8 1 46 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 992187