This instrument prepared by:

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

DEED IN LIEU OF FORECLOSURE

BOOK 6259 PAGE 106

THIS DEED, made this 13th day of March, 1984, by and between John W. Scott and wife, Mary L. Scott, parties of the first part, and Hutton, Inc., Realtors, and Roger Allen Kirby and wife, Tresa L. Kirby, parties of the second part; all of the County of Davidson and State of Tennessee;

W I T N E S S E T H:

WHEREAS, the parties of the first part herein, under date of 21 March 1983, executed a note to Hutton, Inc., Realtors and Roger Allen Kirby and wife, Tresa L. Kirby, in the principal sum of FIVE THOUSAND THREE HUNDRED NINETEEN and 78/100 DOLLARS ($5,319.78), said note secured by Deed of Trust from John W. Scott and wife, Mary L. Scott, to William O. Castleman, trustee, as of record in Book 6026, page 438 , 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 parties 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 parties of the first part desire to convey the said property to parties of the second part in satisfaction of said indebtedness and in lieu of foreclosure, and said parties of the second part have 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, parties of the first part do hereby give, grant and convey unto the said parties of the second part, Hutton, Inc., Realtors, and Roger Allen Kirby and wife, Tresa L. Kirby, their successors, heirs, and assigns, and parties of the second part agree to accept in complete accord and satisfaction of the indebtedness of parties of the first part to parties of the second part as herein described, a certain tract or parcel of land in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennesee, being the northerly 20 feet of Lot No. 25 and all of Lot No. 26 on the Revised Plan of Myatt-Eagan Subdivision, Block B, as of record in Book 1424, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

03/28 20.28 - CHECK

4065

BEING the same property conveyed to John W. Scott and wife Mary L. Scott by Warranty Deed from Roger Allen Kirby and wife Tresa L. Kirby of record at Book 6026, page 435, Register's Office for Davidson County, Tennessee.

This is improved property known as 152 Rio Vista Drive, 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 parties of the first part and their heirs, successors, and assigns, forever.

IN TESTIMONY WHEREOF, parties of the first part have hereunto set their signatures, this the day and date first above written.

JOHN W. SCOTT

MARY L. SCOTT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater is $5,319.78.

Affiant:

Subscribed and sworn to before me this 14th day of March, 1984.

NOTARY PUBLIC

My commission expires: 6/21/84

1188

IDENTIF. REFERENCE

Mar 29 4 11 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

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 John W. Scott and wife, Mary L. Scott, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, on the 14th day of March, 1984, at Nashville, Tennessee.

NOTARY PUBLIC

My commission expires: 6/21/84

SEND TAX BILLS TO NEW OWNER: Map 43-12-30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6259 PAGE 108

FOR

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

5319.73- CAMT.
13.73 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 20.23-
4065403/28/84 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 1 8 8 8

T
IDENTIF. REFERENCE

MAR 28 4 11 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23959