Address New Owner(s) as:	Send Tax Bills To:	Map-Parcel Numbers
Billy E. Hoyle (Name)	Same (Name)	
931 Riverside Dr Street Address or Route	Street Address	Map 82-3 Par 283
Nashville Tn 37206 City State P.O. Zip	City State Zip	1940 16710

THIS INSTRUMENT PREPARED BY:

ROBERT F. SPANN, ATTORNEY
707 NASHVILLE CITY BANK BLDG.
NASHVILLE, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS

$46,500. X Joel A Christmas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May, 1986

Robert F. Spann
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-18-87
(Affix Seal)

9817 IDENTIFICATION REFERENCE MAY 6 11 24 AM '86 FELIX Z. HILL, JR. REGISTER DAVIDSON COUNTY, TN

DEED IN LIEU OF FORECLOSURE

WHEREAS, on the 29th day of January, 1986, JOEL CHRISTMAS did execute a Deed of Trust conveying the property hereinafter described to DAVID RUTHERFORD, TRUSTEE, to secure the payment of a certain Note of even date in the principal amount of FORTY FIVE THOUSAND FIVE HUNDRED DOLLARS to BILLY E. HOYLE, said Deed of Trust being of record in Book 6775, Page 302, Register's Office for Davidson County, Tennessee, and

WHEREAS, the parties hereto deem it in the best interest of all concerned that said property be conveyed to BILLY E. HOYLE in lieu of foreclosure.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars, cash in hand paid, by the hereinafter Grantee and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, JOEL CHRISTMAS, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto BILLY E. HOYLE, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of J. W. Hart's Addition to East Nashville as of record in Book 57, Page 129, Register's Office for said County, to which reference is made for a complete description of said lot.

Being the same property conveyed to Joel Christmas by deed from Billy E. Hoyle, of record in Book 6774, Page 298, Register's Office for Davidson County, Tennessee.

It is understood and agreed that this conveyance is subject to a certain Deed of Trust of record in Book 6164, Page 194, said Register's Office, and any and all unpaid taxes and other encumbrances of record.

This is unimproved (_) improved (_) property known as 716 Mcferrin Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS _____ HAND____THIS 6 DAY OF May ,1986.

Joel E. Christmas
JOEL E. CHRISTMAS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Robert F. Adams, a Notary Public, in and for said County and State, the within named JOEL E. CHRISTMAS, the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of May, 1986.

Robert F. Adams
NOTARY PUBLIC

Commission Expires: 1-18-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6849 PAGE 294

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

46500.00- CAMT.
120.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 127.40-
0954A05/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98177

IDENTIFICATION REFERENCE

MAY 6 11 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244864