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DEED IN LIEU OF FORECLOSURE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF June, 1986.

Notary Public

MY COMMISSION EXPIRES: 10/24/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yon H. Burton	Owner	12DZ-5470
(NAME)	(NAME)	
1612 Church Street		Map: 71-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203		Par 11
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, B & D Investment Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yon H. Burton, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Being Lot No. 120 in J. B. Haynie's Oriental Plan, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 120 fronts 109 feet on the southerly side of Duke Street or Queen Street and runs back 140 feet to an alley.

Being the same property conveyed to B & D Investment Builders, by deed from Yon H. Burton, of record in Book 6276, Page 428, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

This deed is made voluntarily and under no compulsion or constraint, is an absolute conveyance of title in effect as well as form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration, therefor, is full release of all debts, notes, obligations, costs, and charges heretofore subsisting on account and by the terms of that certain trust deeds heretofore existing on the property herein conveyed, executed by the grantors herein to Gregory M. Galloway as trustee, and recorded in Book 6559, Page 976, and executed by the grantors therein to Gregory M. Galloway as trustee, and recorded in Book 6860, Page 421, of the Records of Davidson County, aforesaid. This conveyance completely satisfies said obligations and terminates said trust deeds and notes secured thereby, and any effect thereof in all respects. And by the execution and delivery of this deed, the grantors herein acknowledge the sufficiency and adequacy of the consideration set out.

This is unimproved (X) improved ( ) property, known as Lot 120 (House Number) Queen Avenue (Street) Nashville, TN 37207 (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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 our hands this 25th day of June, 19 86

B & D Investment Builders

By: David A. Clark, Vice President

By: Bruce Vencill, President

B & D Investment Builders, Inc. and B & D Investment Builders being one and the same.

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____ (or proved to me on the basis of satisfactory evidence)

the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David A. Clark and Bruce Vencill with whom I am personally acquainted/and who ~~his oath~~ ~~himself~~ (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the Vice President and President respectively of the B & D Investment Builders, Inc. the within named bargainor, and corporation, and that ~~(he)~~ (they) as such Vice President and President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David A. Clark as such Vice President, and attesting the same by the said Bruce Vencill as such President

Witness my hand and official seal at office at Nashville on this the 25th day of June 19 86

My commission expires 9/9/89

Patricia Nuckolls
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

45120

IDENTIFICATION REFERENCE

SEP 22 4 12 PM '86

STELLA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID

WARRANTY DEED

FROM

B & D Investment

Builders, Inc.

TO

Yon H. Burton

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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
			10000.CO- CAMT.	
			28.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	34.50
			5339A09/22/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45120

IDENTIFT REFERENCE

SEP 22 4 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 298084