THIS INSTRUMENT PREPARED BY: D. RONALD INGRAM, ATTORNEY
405 TWO MILE PIKE, GOODLETTSVILLE, TN. 37072

Box 48

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DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Joanne Barnes 604 Chadwell Drive, Madison, Tn 37115	Mortgagee -- None	Map 83-9 Parcel 258

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

LARRY SHANNON AND WIFE, CHRISTINE SHANNON, hereinafter referred to as Grantors,

have bargained and sold, and by these presents, does hereby transfer and convey unto

JOANNE BARNES, hereinafter referred to as Grantee, her successors and assigns,

all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the south 50 feet of Lots Nos. 8, 9 and 10 on the Map of E. S. Priest's Subdivison, of record in Book 161, page 43, Register's Office for said County, described as follows:

Said part of said lots front 50 feet on the easterly side of South 13th Street, formerly Anne Street, and run back between parallel lines, with the north margin of Holly Street, 150 feet to a 15 foot alley, which was dedicated by instrument of record in Book 424, page 630, said Register's Office.

This is improved property known as 15 South 13th Street, 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 Grantee, her successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same if free and unencumbered except as otherwise herein set out.

We further covenant and bind ourselves, our heirs and respresentative, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is an absolute conveyance of title in effect as well as in form, and is not intended as a mortgage, trust conveyance, or security of any kind. This consideration therefore, in addition to that hereinabove set forth, is the full Release of all debts, obligation and charges heretofore existing on account of and by the terms of that certain Deed of Trust on the property herein conveyed, said Deed of Trust having been dated April 14, 1986 by Larry Shannon and wife, Christine Shannon, of record in Book 6829, page 166, Register's Office for Davidson County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deed of Trust and the Note secured thereby, and nay effect thereof in all respects.

Grantors further warrant that as of the date of execution of this instrument that Grantors have not filed a petition in bankruptcy for at lease three (3) months time preceding execution of this Deed.

WITNESS our hands on the the 30 day of October, 1986.

Larry Shannon
LARRY SHANNON

Christine Shannon
CHRISTINE SHANNON

6174

IDENTIFICATION

Nov 10 11 03 AM '86

REGISTER
DAVIDSON COUNTY, TN

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STATE OF TENNESSEE:

COUNTY OF ~~DAVIDSON:~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in an for said County and State, LARRY SHANNON AND WIFE, CHRISTINE SHANNON, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument for the purposes therein contained and acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20 day of October, 1986.

John B. Blair, III
NOTARY PUBLIC

My Commission Expires: 2-25-89

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual monetary consideration for this transfer is $15,359.50.

Joanne Barnes
AFFIANT

Subscribed and sworn to before me
this 7 day of November, 1986.

Carolyn Duffy
NOTARY PUBLIC

My Commission Expires: 3/8/89

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

15359.00- CAMT.
43.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 49.62-
4232A11/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6173.4

IDENTIFICATION REFERENCE

Nov 10 11 03 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10255