BOOK 7086 PAGE 511

Map 83-5
Par 37.00

THIS INSTRUMENT PREPARED BY:
PATRICIA SPICER CARDEN
Attorney at Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

DEED IN LIEU OF FORECLOSURE

THIS AGREEMENT, made this 26th day of November, 1986, between Dr. James Edward Haney and wife, Mildred J. Haney, hereinafter called GRANTORS, and A. D. Hewlett, his heirs, successors and assigns, hereinafter called GRANTEE;

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the Westernly 150 feet of the Northernly 155 feet of Lot No. 59 Stratton & Seymour's addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, Page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 59 fronts 50 feet on the Southernly side of Seymour Street and extends back Southernly between parallel lines 155 feet to a proposed 12 foot alley. Including and excluding a strip of ground 5 feet in width, which was dedicated, to public use to be used as a part of Seymour Street in Deed from A. H. Robinson and J. C. Bradford, to G. W. Jerman of record in Book 203, Page 290, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dr. James Edward Haney and wife, Mildred J. Haney by deed of record in Book 5993, Page 668, Register's Office for Davidson County, 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, his 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 is unencumbered except as otherwise herein set out.

WE further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

THIS DEED 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. The consideration therefore in addition to that hereinabove set forth is the full release of Installment Deed on the property herein conveyed. Said Installment Deed of Trust is recorded in Book 5993, Page 668, Register's Office for Davidson County, Tennessee, and this conveyance is for the purpose of completely terminating said Installment Deed thereby, and any effect thereof in all respects.

Nothing herein contained shall however serve as a release of the GRANTORS from liability under the note due to GRANTEE in the event the subsequent resale of the property does not realize sufficient sums, after expenses and commissions, to satisfy the sums due to GRANTEE pursuant to said note.

Dr. James Edward Haney
Dr. James E. Haney
DR. JAMES EDWARD HANEY

Mildred J. Haney
MILDRED J. HANEY

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 Dr. James Edward Haney and wife, Mildred J. Haney, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of November, 1986.

Robert M. Hf
NOTARY PUBLIC

My Commission Expires: Jan 22 1989

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL consideration or value, whichever is greater, for this transfer is $ 1,000.00.

AFFIANT

Subscribed and sworn to before me, this the 26th day of November, 1986.

Robert M. Hf
NOTARY PUBLIC

My Commission Expires: Jan 22 1989

Owner & tax bills to:
A. D. Hewlett Mail
5317 Anchorage Dr.
37220

7 7 3 6 6

IDENTIFICATION

DEC 30 3 29 PM '86

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

10 . 0- CAPIT.
2.00 COTAX
.50 PRFE
0.00 MORTG
CHECK 9.30-
2548;12/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.8.6.6

IDENTIFICATION REFERENCE

Dec 30 3 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28225