BOOK 7654 PAGE 774

BOX 37 RGJ

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Dominion Bank of Middle Tennessee 150 Fourth Avenue North Nashville, TN 37219	Same as owner	108-07-0-A 012.00
This instrument prepared by: Boult, Cummings, Conners & Berry (RGJ) 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, Dominion Bank of Middle Tennessee ("Dominion Bank") is the lawful owner and holder of the indebtedness (the "Secured Indebtedness") secured by that Deed of Trust (the "Deed of Trust") conveying certain property (the "Property") from Gregory Jay Harelson and wife Rebecca P. Harelson ("Grantors") to John B. Hardcastle, Trustee, of record in Book 6576, page 972, Register's Office for Davidson County, Tennessee; and

WHEREAS, a default has occurred under the Deed of Trust, and Dominion Bank presently has the right to cause the Trustee thereunder to sell the Property pursuant to the power of sale provided in the Deed of Trust; and

WHEREAS, in order to avoid the expense of a foreclosure sale, Grantors wish to convey the Property to Dominion Bank in exchange for forgiveness of the Secured Indebtedness; and

NOW, THEREFORE, in consideration of Dominion Bank's forgiveness of the Secured Indebtedness, Grantors hereby convey the Property (as described in Exhibit A hereto) to Dominion Bank.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Dominion Bank, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate taxes for the current year.

2. Deed of Trust executed by Rebecca P. Rollins and Gregory Jay Harelson, both unmarried persons, to Tim N. Taylor, Trustee, of record in Book 6095, Page 679, Register's Office for Davidson County, Tennessee.

3. All restrictions, easements, rights and interests in favor of unit owners; options, burdens, assessments and undertakings contained in the master deed of record in Book 5970, Page 829, and

re-recorded in Book 6014, Page 978, and in Book 5970, Page 861, and Book 6406, Page 799, Register's Office for Davidson County, Tennessee.

Grantors covenant with Dominion Bank that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Dominion Bank, its successors and assigns against the lawful claims of all persons.

Executed this 2nd day of August, 1988.

Gregory Jay Harelson, Grantor

Rebecca P. Harelson, Grantor

This is unproved property, known as 3019 Casa Drive, Nashville, TN 37214.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $5,097.40.

Dominion Bank of Middle Tennessee
by Connie W. Cothran A.V.P.
Affiant

Subscribed and sworn to before me this 16th day of ~~August~~ September, 1988.

Barbara Haskin
Notary Public
My Commission Expires: 5/13/89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, PERRY R. HAPPELL, Notary Public, GREGORY JAY HARELSON with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2ND day of SEPT., 1988.

Perry R. Happell
Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, PERRY R. HAPPELL, Notary Public, REBECCA P. HARELSON, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2ND day of SEPT., 1988.

Perry R. Happell
Notary Public

My Commission Expires: 3-11-90

EXHIBIT A

A certain condomium unit and lot in Davidson County, Tennessee, described as follows:

Lot 36, Unit No. 12, to a Horizontal Property Regime as shown on the Condominium Site Plan of Phase 1 of Sections One and Two, to Patio Villa, as of record in Plat Book 5970, Page 829, and re-recorded in Book 6014, Page 978, and as shown in Plat Book 5800, Page 145, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca P. Rollins and Gregory Jay Harelson by deed from Tenn Real, Inc., of record in Book 6095, Page 676, Register's Office for Davidson County, Tennessee. Said property was conveyed to Rebecca P. Rolins, by Quit Claim Deed from Rebecca P. Rollins and Gregory Jay Harelson, of record in Book 6324, Page 461, Register's Office for Davidson County, Tennessee. Further, said property was conveyed to Gregory Jay Harelson, et ux, Rebecca P. Harelson, by Quit Claim Deed of record in Book 6576, Page 970, Register's Office for Davidson County, Tennessee.

8047 09/19 0101 03CHECK 29.33

68404

IDENTIFICATION

SEP 19 8 42 AM '88

FELIX 2 WISEMAN REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7654 PAGE 778

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 5097.40
CON TX 16.83
PRFEE 0.50
WDEED 12.00
TOTAL 29.33
CHECK 29.33

09/19/88 01 08:43 0001 8047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68404

IDENTIFICATION REFERENCE

SEP 19 8 42 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 135053