Book 53

THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney
405 Two Mile Pike, Goodlettsville, TN 37072

BOOK 8025 PAGE 755

DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
D. W. CARTER 237-B Graves Road Goodlettsville, TN 37072	SAME	MAP 012-00-0 PARCEL 094.00

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $ NONE .

Frank L Walden
Affiant

Sworn to and susbscribed before me this the 8th day of January . 1990 .

Notary Public

My commission expires: 1/23/93

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN JAN 16 10 49 AM 1990 IDENTIFICATION REFERENCE 96378

THIS INDENTURE made this 8 day of JANUARY 1990, by and between WILLIAM A BATES, JR. AND WIFE, HAZEL M. BATES, hereinafter called Grantors, and D. W. CARTER AND WIFE, LOURIE E. CARTER AND FRANK WALDEN AND WIFE, LOURIE E. WALDEN, hereinafter called Grantees, their successors and assigns;

WITNESSETH: That the Grantors for and in consideration of the sum of One Dollar ($1.00) in hand paid, and the full satisfaction of the Vendor's Lien herein described, conveys and warrants unto said Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit "A" attached hereto for a complete legal description.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of said state where the above premises are situated.

Grantors does covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

THIS DEED is given in full cancellation and satisfaction of a certain Vendor's Lien on the above-described premises and the indebtedness secured by said Vendor's Lien recorded in the Register's Office for Davidson County, Tennessee, in Book 7057, page 582.

The Grantors further warrants that as of the date of execution of this instrument, we have not filed a petition in bankruptcy for at least three (3) months time preceding execution of this deed.

GRANTORS:

William A. Bates, Jr.
WILLIAM A. BATES, JR.

Hazel M. Bates
HAZEL M. BATES

STATE OF TENNESSEE
9.00

BOOK 8025 PAGE 756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. BATES, JR. AND WIFE, HAZEL M. BATES, the within named bargainors, with whom I am personally acquainted, or based upon satisfactory evidence, proved to be the persons who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 8 day of JANUARY, 1990.

NOTARY PUBLIC

My commission expires: 1/23/93

EXHIBIT "A" BOOK 8025 PAGE 757

A certain tract or parcel of land situate, lying and being at Goodlettsville, County of Davidson, State of Tennessee, and being more particularly described as follows: BEGINNING at an iron pin located at the intersection of the south right of way of the Seaboard System Railroad and the southwesterly right of way of Old Dickerson Pike the northeast corner of this tract and continuing with the southwest right of way of Old Dickerson Pike as follows; a curve to the left having a radius of 254.06 feet, an arc distance of 62.30 feet, a chord bearing S 22° 50' 11" E, 62.14 feet to an iron pin; thence S 31° 45' 19" E, 193.17 feet to an iron pin in the southwesterly right of way of Old Dickerson Pike, a corner to a tract of land which belongs to J. T. Leeman, having a deed reference in Deed Book 5000, page 617, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to J. T. Leeman as follows, S 63° 03' 16" W, 203.69 feet to an iron pin; thence N 61° 05' 14" W, with a fence, 900.00 feet to an iron pin, a common corner to said tract of land which belongs to J. T. Leeman and a tract of land which belongs to Arnold C. Bridges and Dallas Bridges having a deed reference in Deed Book 5524, page 180, Register's Office for Davidson County, Tennessee; thence N 26° 09' 22" W, generally following a fence, 506.99 feet to an iron pin in the south right of way of the Seaboard System Railroad, a corner to said tract of land which belongs to Arnold C. Bridges and Dallas Bridges, said point located at 100.00 feet at a 50° angle from the center line of the main tract of the Seaboard System Railroad; thence S 61° 37' 30" E parallel with and 100.00 feet at a right angle from the center line of the main tract, 1,212.81 feet in all to the point of beginning, containing 7.78 acres, as surveyed by Kessinger & Shepard, dated 6/19/5 , being the same property acquired from C. L. Newbern by the Louisville and Nashville Railroad Company by deed dated 9/4/1902, recorded in Book 278, page 269, Register's Office for Davidson County, Tennessee. The above described tract of land may be found on Property Map 12, Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to William A. Bates, Jr. and wife, Hazel M. Bates by deed of record in Book 7057, page 582, Register's Office for Davidson County, Tennessee.