FILE BOX 30

BOOK 8120 PAGE 997

New Owner - Send Tax Bills To:
Jess S. Shearin
1002 Wilson Pike
Brentwood, TN 37027
Map 86-10 Parcel 37

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 7th day of May, 1990, between John Christopher Frongillo and wife, Shaun Frongillo, hereinafter called GRANTORS, and Jess S. Shearin and wife Carolyn Shearin, their successors and assigns, hereinafter called the GRANTEES.

W I T T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) 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 successors and assigns, a certain tract or parcel of land described as follows, to-wit:

Being Lot No. 22 on the Plan of Chapelwood, Section 2, of record in Plat Book 5200 at page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

**

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said GRANTEE his successors and assigns forever. We do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that the same is otherwise unencumbered except as follows: Taxes for the year 1990 and subsequent years, liens and other encumbrances of record.

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 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 all debts, obligations 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 is dated September 1, 1988, executed by the GRANTORS, and recorded in Book 7645 at page 150, 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 note(s) secured

**Being the same property conveyed to the Grantors by deed Book 7645 at page 147, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 5,500
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 1ST DAY OF June 19 90.
Deputy Register

JUN 1 11 18 AM '90
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

30241

thereby, and any effect thereof in all respects.

THE GRANTORS further warrant that, as of the date of execution of this instrument, they do not own any other property subject to a morgage incurred or held by the GRANTEE; and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this DEED IN LIEU OF FORECLOSURE.

John Christopher Frongillo

Shaun Frongillo

STATE OF LOUISIANA

PARISH OF

Personally appearned before me, Moria C. Dees, a Notary Public in and for said State and Parish aforesaid, John Christopher Frongillo and wife Shaun Frongillo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged the execution of the foregoing instrument for the purposes therein contained.

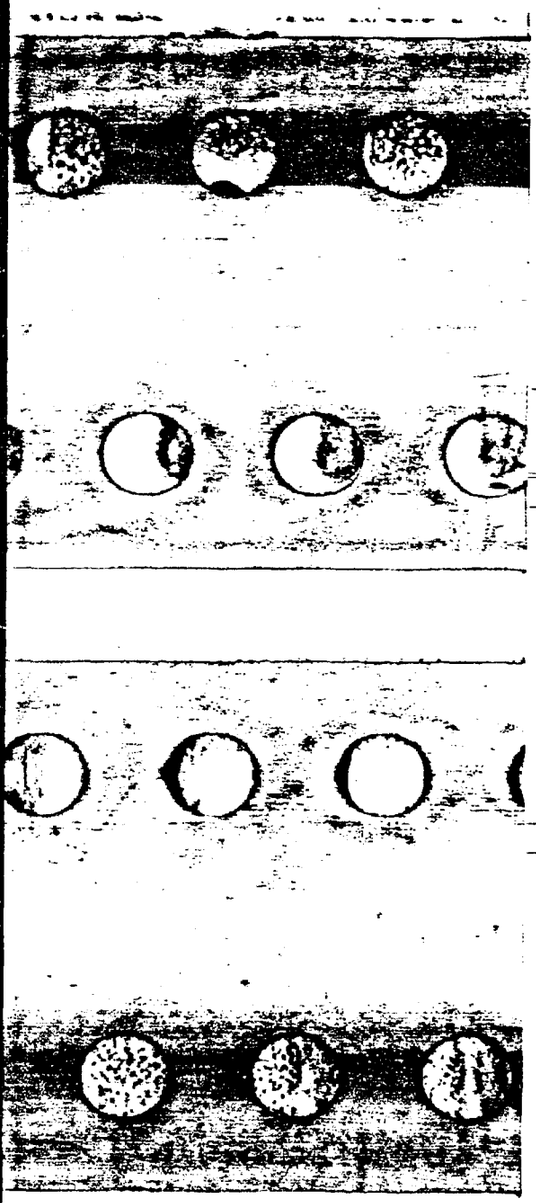
Witness my hand and seal this 7th day of May, 1990.

Notary Public
MORIA C. DEES, Notary Public
Caddo Parish, Louisiana
My Commission is for Life

My Commission Expires:

LIFE

Prepared by:
SOUTHEAST TITLE of Tennessee, Inc.
Suite 100, 7003 Chadwick Drive
Brentwood, Tennessee 37027



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

RECEIVED OF _____

FOR _____

BOOK 8120 PAGE 999

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

CAMT 57500.00
CON TX 189.75
PRFEE 1.00
WDEED 6.00
TOTAL 196.75
CHECK 196.75

06/01/90 01 11:17 0001 6101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30241

IDENTIF. TREFERENCE

JUN 1 11 18 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323809