This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
PEOPLES FEDERAL SAVINGS & LOAN
ONE KENSINGTON SQUARE
NEW KENSINGTON PA 15068

BOOK 8215 PAGE 563

92-1-3

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 26th day of June, 1990, between Dr. Ralph H. Hines hereinafter called GRANTORS, and the Peoples Federal Savings and Loan Association, his 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 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 Lot No. 20 on the unrecorded Plan of George I. Waddey's State Normal Subdivision, as of record in Book 421, page 149, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 50 feet on the east side of 38th Avenue North and runs back between parallel lines 170 feet, more or less, to an alley.

BEING the same property conveyed to Dr. Ralph H. Hines, a single person, by deed from Sadie Mae Roland, a single person, of record in Book 5152, page 94, 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 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 21, 1982, executed by Ralph Howard Hines, unmarried, and recorded in Book 5942, page 446, in the 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 Notes secured thereby, and any effect hereof in all respects.

THE GRANTORS further warrant that, as of the date of execution of this instrument, they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Ralph Howard Hines

64285

IDENTIF. TREFERENCE

OCT 11 12 05 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

9421 10/11 0101 03CHECK 124.48

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Howard Hines the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 June, 1990.

Notary Public

My Commission Expires: 9.11.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $ 35,574.57 .

Affiant

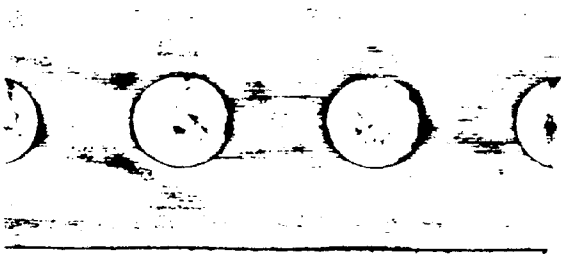
Subscribed and sworn to before me, this the 26th day of June, 1990.

Notary Public

My Commission Expires: 9.11.90

RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203





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

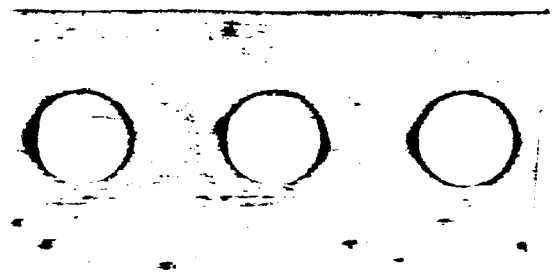
RECEIVED OF _____

FOR _____

BOOK 8215 PAGE 565

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

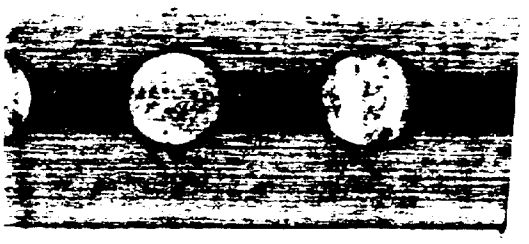
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 35574.57
CON TX 117.48
PRFEE 1.00
WDEED 6.00
TOTAL 124.48
CHECK 124.48

10/11/90 01 12:06 0001 9421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



64285

IDENTIF. REFERENCE

OCT 11 12 05 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 363678