THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8315 PAGE 510

ADDRESS NEW OWNER:

BETTY J. LEE, UNMARRIED
5039 Hillsboro Rd - #120
Nashville Tn 37215

SEND TAX BILLS TO:

LOMAS MORTGAGE USA

MAP/PARCEL NUMBER:

MAP 96-11
PARCEL 143

THE ACTUAL CONSIDERATION OR VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $74,716.53, THIS 20TH DAY OF MARCH 1991.

Betty J. Lee
AFFIANT

Subscribed and sworn to me, this the 20th day of MARCH, 1991.

Denise C. Allen
Notary Public
My commission expires: 5-11-92

01405

IDENTIF. TREFERENCE

MAR 25 11 09 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, including Grantee's relinquishing and giving up their rights to advertise and sell the real property described herein pursuant to the terms, provisions and conditions set forth in those certain Deeds of Trust, of record in Book 7979, page 1, as modified in Book 8240, page 223, Register's Office for Davidson County, Tennessee, and of record in Book 7979, page 4, as modified in Book 8240, page 227, said Register's Office, the receipt and sufficiency of which are hereby expressly acknowledged, WE, DEWEY W. RODEN ET UX, SHARON R. RODEN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said BETTY J. LEE, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

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

exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 619 TRUXTON DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 20th day of MARCH, 1991.

Dewey W. Roden
DEWEY W. RODEN

Sharon R. Roden
SHARON R. RODEN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEWEY W. RODEN ET UX, SHARON R. RODEN, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20th day of MARCH, 1991.

Denise C. Allen
notary public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County, and as amended by instrument of record in Book 3437, page 626, Register's Office, described as follows:

Beginning at a point in the easterly margin of Truxton Drive at the corner of Lots 61 and 62; thence with the line between said lots, easterly 104.2 feet to a corner of Lot NO. 82 on said Plan; thence with the line between Lots 61 and 82, southeasterly 89 feet to a point in the northwesterly margin of Lakeland Drive; thence with the margin of the same southwesterly 112.7 feet to a point at the beginning of a curve; thence around said curve northwesterly 43.9 feet to a point in the easterly margin of Truxton Drive; thence with the margin of the same, northerly 121 feet to the point of beginning.

Being the same property conveyed to Dewey W. Roden et ux, Sharon R. Roden by Warranty Deed from Betty J. Lee, of record in Book 7978, page 995, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

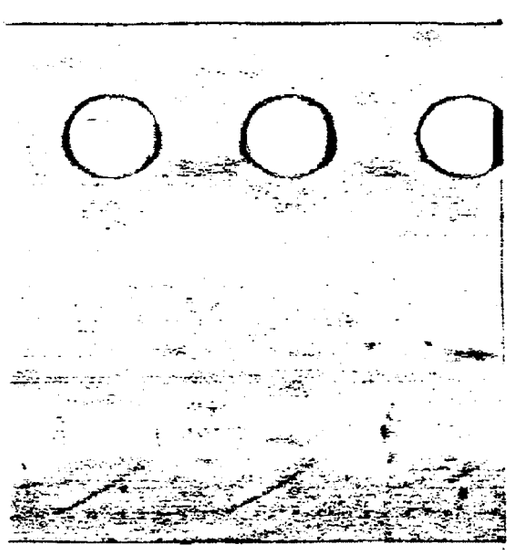
2. All matters set forth on Plat of record in Book 3437, page 626, Register's Office, described as follows:

3. Deed of Trust from David & Joyce Wingfield to Joseph B. Pitt, Jr., Trustee, of record in Book 5298, page 450, said Register's Office, to secure to THE Chamberlain Company, the payment of one note dated June 13, 1978, in the original principal amount of $37,300.00, due and payable as set forth therein.

4. The recording of this Deed in Lieu of Foreclosure terminates and abates the Deeds of Trust of record in Book 7979, page 1, as modified in Book 8240, page 223, and Book 7979, page 4, as modified in Book 8240, page 227, Register's Office for Davidson County, Tennessee.

6192 03/25 0101 03CHECK 256.51





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8315 PAGE 513

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 74716.53
CON TX 246.51
PRFEE 1.00
WDEED 9.00
TOTAL 256.51
CHECK 256.51

03/25/91 01 11:10 0001 6192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01405

IDENTIF. TREFERENCE

MAR 25 11 09 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 406936