BK 30

BOOK 8338 PAGE 673

Send Tax Bills To:
Stephen P. Durham
651 Harding Place
Nashville, TN 37211

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 8th day of October, 1990 between B. HAL SCHULTZ, unmarried, hereinafter called GRANTOR, STEPHEN P. DURHAM and wife, LYNN W. DURHAM; and JAMES RANDALL DURHAM and wife, TAMMY T. DURHAM 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 GRANTOR has bargained and sold, and by these presents does hereby transfer and convey unto the said GRANTEES, their successors and assigns, a certain tract or parcel of land described as follows, to-wit:

Being Lot No. 472 on the Plan of CALDWELL HALL, SECTION 6, of record in Plat Book 2900 at page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to the Grantor by deed of record in Book 8107 at page 157, Register's Office for said County.

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 GRANTEES their successors and assigns forever. I do covenant with the said GRANTEES 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.

I further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their 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 April 17, 1990, executed by the GRANTOR, and recorded in Book 8107 at page 160 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 thereby, and any effect thereof in all respects.

THE GRANTOR further warrants 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.

B. Hal Schultz

B. Hal Schultz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appearned before me, Brent A. Campbell, a Notary Public in and for said State and County aforesaid, B. Hal Schultz, 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 8th day of October, 1990.

BRENT A. CAMPBELL NOTARY PUBLIC AT DAVIDSON

Notary Public

My Commission Expires:

My Commission Expires Nov. 27, 1993

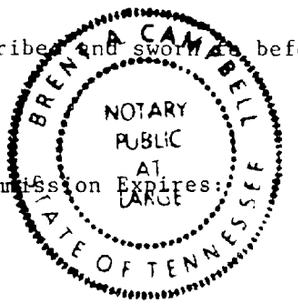
Prepared by:
SOUTHEAST TITLE of Tennessee, Inc.
Suite 100, 7003 Chadwick Drive
Brentwood, Tennessee 37027

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10,306.28.

Subscribed and sworn to before me this the 12 day of November, 1990.



Affiant

Notary Public

My Commission Expires:

My Commission Expires Nov. 27, 1993

IDENTIF. REFERENCE

09789

APR 26 12 39 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

3593 04/26 0101 03CHECK 43.99

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MAMT	10306.28
MOR TX	33.99
PRFEE	1.00
MISC	9.00
TOTAL	43.99
CHECK	43.99

04/26/91 01 12:37 0001 8503

09789

IDENTIF. REFERENCE

APR 26 12 39 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 416504