FILE BOX 9

This Instrument Prepared By:

F. B. Murphy, Jr., Attorney
3813 Cleghorn Avenue
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is:
$ 46,500.00

Affiant

Sworn and subscribed to before me, this 28th day of June, 1991

NOTARY PUBLIC

My Commisssion Expires:

5/28/95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

28229

RECEIVED FOR RECORD
Jul 3 10 52 AM '91

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
JOHN G. LINDSAY P. O. BOX 626 STEVENSON, AL 35772	SAME	MAP 129-14-A PARCEL 41CO

DEED IN LIEU OF FORECLOSURE

~~3557 07:03 01:01 03CHECK~~ 132.05

WHEREAS, JOHN G. LINDSAY (the "Grantee" herein)is the owner and holder of a certain Promissory Note dated September 15, 1988, from Betty J. Lovenstein (the "Grantor" herein) to Grantee, in the original principal amount of Forty Six Thousand Five Hundred Dollars ($46,500.00), which is secured by the deed of trust of record in Book 7656, page 187, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Betty J. Lovenstein, Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto John G. Lindsay, Grantee, his heirs and assigns, certain real property in Davidson County, Tennessee, described as follows:

> Apartment Unit No. 401, Wessex Towers Condominum Apartments created under Title 64, Sections 2701 et seq., as amended, Tenn. Code. Ann., and established by Master Deed of record in Book 5414, page 634, Register's Office for said county, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete and

accurate description of said Unit.

Being the same property conveyed to Betty J. Lovenstein, unmarried by deed from John G. Lindsay, of record in Book 7656, page 184, Register's Office for said county.

This property is subject to the Master Deed and By-Laws of record in Book 5414, page 634 and Book 5414, page 653, and amendments in Book 5599, page 39, Book 5792, page 982 and Book 6478, page 742, Register's Office for said county.

TO HAVE AND TO HOLD said real property, with the appurtenances estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said real property in fee simple, has a good right to convey it, and the same is unemcumbered, except as otherwise herein set out; and grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said real property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 28th day of June, 1991.

GRANTOR: GRANTEE:

BETTY J. LOVENSTEIN JOHN G. LINDSAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betty J. Lovenstein, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in the aforesaid county and state this 17th day of June, 1991.

NOTARY PUBLIC John V. Adams

My Commission Expires: 5/28/95

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John G. Lindsay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in the aforesaid county and state this 28th day of June, 1991.

NOTARY PUBLIC John V. Adams

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/28/95

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8390 PAGE 761

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

CAMT 46500.00
CON TX 172.05
PRFEE ~~1.00~~
WILL ~~9.00~~
TOTAL 182.05
CHECK 182.05

07/03/91 01 10:53 0001 8633

28229

REGISTER'S OFFICE

Jul 3 10 52 AM '91

No. 437690