BOOK 8466 PAGE 410

This Instrument Prepared By:
J. Michael Jacobs, Esq.
JACOBS, HOLT & MASTEN
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

Address New Owner(s):	Send Tax Bills To:	Map/Parcel
James M. Beckham, et al. 845 Bresslyn Road Nashville, TN 37205	SAME	91-2 320

DEED IN LIEU OF FORECLOSURE

WHEREAS, LULA MAI MCNEIL, Unmarried and DOROTHY PERRY, Unmarried, executed a certain Deed of Trust dated June 20, 1990 to J. Michael Jacobs, Trustee, to secure a Note of even date therewith in the original principal amount of Twenty-seven Thousand ($27,000.00) Dollars, payable to JAMES M. BECKHAM, ET AL. on the realty described below in Davidson County, Tennessee; and

WHEREAS, said Debtors have materially defaulted on the Note; and

WHEREAS, the Trustee has received instruction to foreclose from the Owners and Holders of the Note; and

WHEREAS, in lieu of foreclosure, the said LULA MAI MCNEIL and DOROTHY PERRY have agreed to reconvey the subject realty described below;

W I T N E S S E T H:

KNOW ALL MEN BY THESE PRESENTS, that LULA MAI MCNEIL, Unmarried, and DOROTHY PERRY, Unmarried, the GRANTORS herein, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and in consideration of the full cancellation and satisfaction for the mortgage indebtedness in favor of JAMES M. BECKHAM, ET AL., do give, grant, sell and convey unto JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM, and HOMER LEE ANDERSON and Wife, PEGGY J. ANDERSON, the GRANTEES herein, their successors and assigns, all the following described real estate located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lots No. 1406 and 1408, Block No. 46, Plan No. 2, West Nashville as of record in book 57, page 172, Register's Office for Davidson County, Tennessee.
>
> Said Lots No. 1406 and 1408 adjoin and front 25 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to LULA MAI MCNEIL and DOROTHY PERRY, by deed from JAMES M. BECKHAM, et al., as of record in Book 8169, Page 918, Register's Office for Davidson County, Tennessee.

3 1 7 1 1 1

IDENTIFICATION

Jul 18 11 32 AM '91

2712 07/18 0101 03CHECK 106.90

This is improved property known as 5503 California Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEES, their successors and assigns forever. The said GRANTORS do covenant for themselves, their executors and assigns, that at the signing of these presents, that they are well seized of the above described premises as a good and indefeasible estate in fee simple, and has a good right to bargain and sell the same clear from all encumbrances whatsoever, and that they, their heirs and executors and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEES, their successors and assigns, against all lawful claims and demands whatsoever. The GRANTORS further covenant that they are not presently nor have they been in the preceding twelve (12) months a party Debtor to any Petition for relief under the Federal Bankruptcy laws.

WITNESS our hand and seal of the GRANTORS this 28th day of June, 1991.

Lula Mai McNeil
LULA MAI MCNEIL, Unmarried

Dorothy Perry
DOROTHY PERRY, Unmarried

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $ 27,000.00 .

James M. Beckham
JAMES M. BECKHAM

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

Sherie W. Knight
NOTARY PUBLIC

My commission expires: May 22, 1993

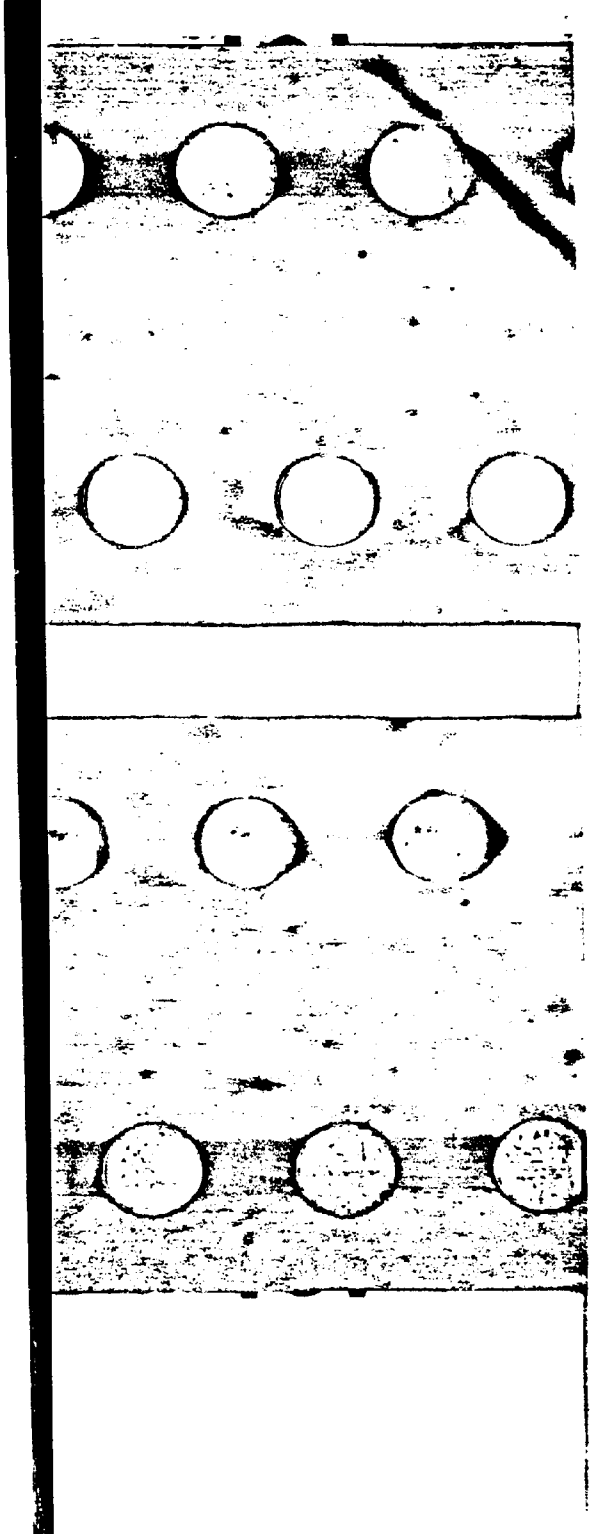
STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LULA MAI MCNEIL and DOROTHY PERRY, the GRANTORS, 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 28th day of June, 1991.

Sherie W. Knight
NOTARY PUBLIC

My commission expires: May 22, 1993



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8400 PAGE 442

2710 07/18 0101 03CHECK 8.00

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

~~MISC 6.00~~
~~TOTAL 6.00~~
~~2711 07/18 0101 03CHECK 6.00-~~
~~07/18/91 01 11:34 0001 2710~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~VOID~~
MISC 6.00-
TOTAL 6.00-
CHECK 6.00-
07/18/91 01 11:34 0001 2711
CAMT 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 6.00
TOTAL 106.90
CHECK 106.90
07/18/91 01 11:35 0001 2712

3 1.7.1.1.

IDENTIFICATION REFERENCE

JUL 18 11 32 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 441709