THIS INSTRUMENT PREPARED BY:
T. Larry Edmondson, Atty.
2nd Floor, 808 Broadway
Nashville, TN 37203

New Owner - Send Tax Bills:
Ben F. Sutton
3524 Park Ave.
Nashville, TN 37209

092-13-0
148 00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 21st day of August, 1991, between Jean Sewell hereinafter called GRANTOR, and Ben F. Sutton and wife, Sadie Sutton, their successors and assigns, hereinafter called GRANTEES.

BOOK 8433 PAGE 567

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 GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 10 of Block No. 12 in Charlotte Pike Company's Second Addition, a plan of which is of record in Book 57, Page 160, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the south side of Park Avenue (formerly First Avenue) and runs back between parallel lines 160 feet to an alley, and said Lot No. 10.

Being the same property conveyed to Jean Sewell, a widow by Installment Deed from Ben F. Sutton and wife, Sadie Sutton of record in Book 7339, Page 643, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereunto belonging to the said GRANTEES, his successors and assigns forever. I covenant with the said GRANTEES that I am 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.

I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, 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 terms of that certain Installment Deed and Note on the property herein conveyed. Said Installment Deed is dated the 28th day of August, 1987, executed by Ben F. Sutton and wife, Sadie Sutton to Jean Sewell, a widow and recorded in Book 7339, page 643, in the Register's Office for Davidson County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating obligations in said Installment Deed and notes secured thereby, and any effect thereof in all respects.

THE GRANTOR further warrants that, as of the date of execution of this instrument, she does not own any other property subject to a mortgage incurred by Ben F. Sutton and wife, Sadie Sutton, ~~and further that she has not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.~~

Attorney for Jean Sewell

Jean Sewell

SEP 3 11 13 AM '91

4370

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 Jean Sewell, the 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 1991.

Sherie D. Dunn
NOTARY PUBLIC

My Commission Expires: May 22, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $ 25,492.32.

Jean Sewell
AFFIANT

Subscribed and sworn to before me, this the 3rd day of September, 1991.

Cynthia F. McClain
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3 27 93

7187 09/03 0101 03CHECK 101.35



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

RECEIVED OF _____

FOR _____

BOOK 8433 PAGE 569

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

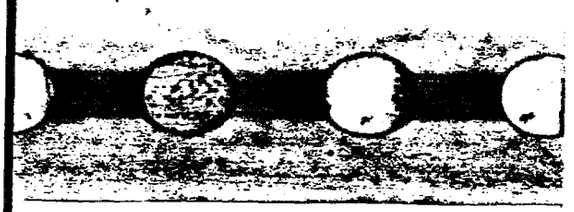
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 25492.32
				CON TX 94.35
				PRFEE 1.00
				WDEED 6.00
				TOTAL 101.35
				CHECK 101.35
09/03/91	01			11:15 0001 7187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

437.69

IDENTIFICATION

SEP 3 11 13 AM '91



No. 455481