26B

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Owner &

Prepared by:

Robert J. Notestine, III
Attorney at Law
104 Woodmont Boulevard, Suite 115
Nashville, Tennessee 37205

Send Tax Bills To:

William Thomas Roberts &
Evelyn Roberts
9530 Crockett Road
Brentwood, TN 37027

127 — 101

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE made this 18th day of October, 1991, between George T. Espinoza and wife, Valda Espinoza hereinafter called Grantors and William Thomas Roberts and wife, Evelyn Roberts, their successors and assigns, hereinafter called Grantees.

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the Grantors have bargained and sold, and by these presents does transfer and convey unto the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, being Tract No. 4 of a portion of the W. T. Hutton Property and desribed according to a survey made by James L. Murphy, Jr. and Company, dated January 5, 1967 and surveyed by John Kohl and Company, dated May 15, 1978, as follows:

Said Tract No. 4 fronts 161.05 feet on the southerly margin of Memphis-Bristol Highway and runs back 777.15 feet on its westerly line and 580 feet on its easterly line to a broken line in the rear on which it measures 306.89 feet thereon.

Being the same property conveyed to George T. Espinoza and wife, Valda Espinoza by Deed from William Thomas Roberts and wife, Evelyn Roberts, of record in Book 6851, Page 125, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 8451 Highway 70, Rt. 1, Kingston Springs, Tennessee 37082.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns forever. We covenant with the Grantee that we are 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and it 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 encumbering the property herein conveyed. Said Deed of Trust is dated April 25, 1986, and recorded in Book 6838, Page 725, in said Register's Office, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deed of Trust and

Note secured thereby and any effect thereof in all respects. This conveyance to the Grantees named hereinabove is subject to that Deed of Trust of record in Book 6851, page 128, Register's Office for Davidson County, Tennessee from the Grantors herein to W. Richard Husband, Trustee for Covenant Mortgage Corporation and Grantees herein agrees to assume or pay, at their option, the full indebtedness secured by said Deed of Trust.

GRANTORS FURTHER WARRANT, that as of the date of execution of this instrument, they have not filed a petition in bankruptcy within three (3) months prior to the execution of this Deed.

George T. Espinoza
GEORGE T. ESPINOZA

Valda Espinoza
VALDA ESPINOZA

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 George T. Espinoza and wife, Valda Espinoza, the bargainors, 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 18th day of October, 1991.

Notary Public

My Commission Expires March 26, 1994

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STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is One Hundred fifty four hundred ninety six and ——/100 Dollars ($154,496.00).

William Thomas Roberts
Affiant

Subscribed and sworn to before me, this 18th day of October, 1991.

Notary Public

5.5 7.1 4.

IDENTIFICATION REFERENCE

OCT 21 12 23 PM '91

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 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	
				154496.00
			CON TX	571.65
			PRFEE	1.00
			WDEED	6.00
			TOTAL	578.65
			CHECK	578.65
10/21/91	01		12:25 0001	4468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5,572.14

REGISTER'S OFFICE

OCT 21 12 23 PM '91

No. 469208