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	91-2-262 12W-25655

DEED IN LIEU OF FORECLOSURE

WHEREAS, JAMES R. DUNN and Wife, PATRICIA A. DUNN executed a certain Installment Deed dated March 16, 1990 to John Aaron Holt, Trustee, to secure a Note of even date therewith in the original principal amount of Twenty-six Thousand ($26,000.00) Dollars, payable to JAMES M. BECKHAM, ET AL. on the realty described below in Davidson County, Tennessee; and

WHEREAS, JAMES R. DUNN having since died and title to the subject property now being vested in PATRICIA A. DUNN as surviving tenant by the entirety; and

WHEREAS, said Debtor has 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 PATRICIA A. DUNN has 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 PATRICIA A. DUNN, Unmarried, the Grantor 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., does 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 the easterly 50 feet of the westerly 160 feet of the south 150 feet of Block "I", plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

SAID part of Block "I" fronts 50 feet on the northerly side of New York Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to JAMES R. DUNN and Wife, PATRICIA A. DUNN, (JAMES R. DUNN having since died) by deed from JAMES M. BECKHAM, et al., as of record in Book 8076, Page 14, Register's Office for Davidson County, Tennessee.

83684

IDENTIFICATION REFERENCE

FEB 12 11 50 AM '92

DAVIDSON COUNTY, TN

0626 02/12 0101 03CHECK 103.20

This is improved property known as 5606 New York 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 GRANTOR does covenant for herself, her executors and assigns, that at the signing of these premises, that she is 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 she, her 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 GRANTOR further covenants that she is not presently nor has she been in the preceding twelve (12) months a party Debtor to any Petition for relief under the Federal Bankruptcy laws.

WITNESS my hand and seal of GRANTOR this 10th day of Febreary, 1992.

Patricia A. Dunn
PATRICIA A. DUNN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $ 26,000.00 .

James M Beckham
JAMES M. BECKHAM

Sworn to and subscribed before me this 10th day of February, 1992.

J Richard Jackson
NOTARY PUBLIC

My commission expires: 9-16-95

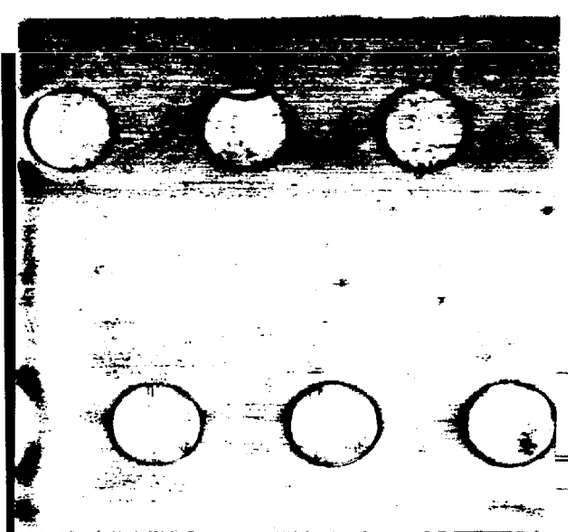
STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA A. DUNN, the GRANTOR, 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 official seal at Nashville, Tennessee, this 10 day of February, 1992.

J Richard Jackson
NOTARY PUBLIC

My commission expires: 9-16-95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8549 PAGE 20

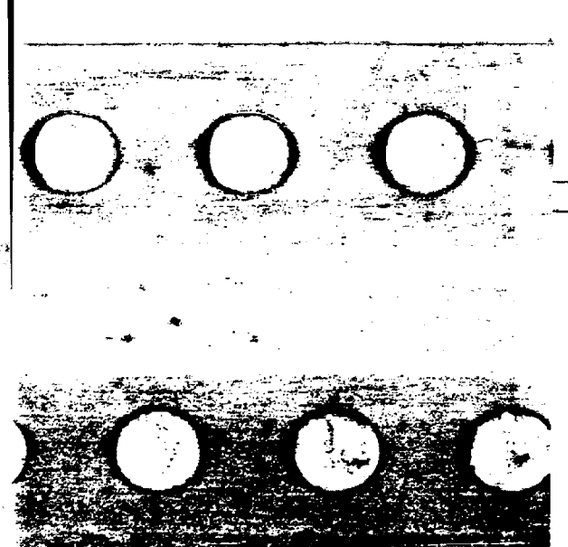
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

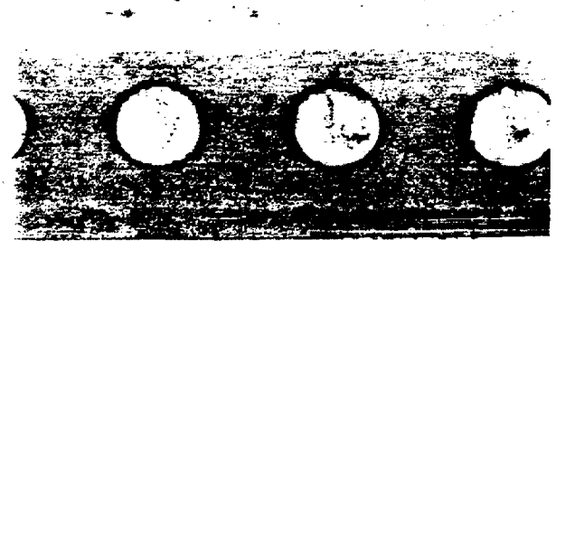
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 26000.00
CON TX 96.20
PRFEE 1.00
WDEED 6.00
TOTAL 103.20
CHECK 103.20

02/12/92 01 11:50 0001 0626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





8.3 6 8.4

IDENTIFICATION REFERENCE

FEB 12 11 50 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 501208